Dean
ESTATE AGENTS

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Ruspidge Road

Cinderford, GL14 3AE

Price Guide £200,000

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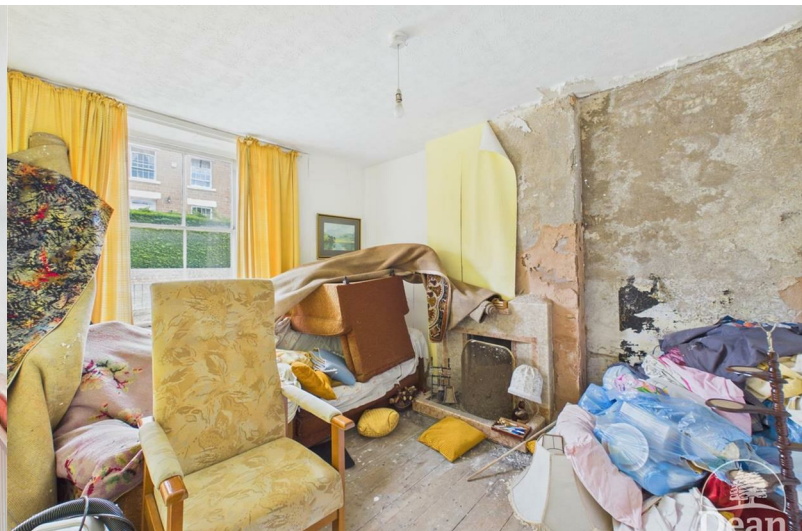

A Rare Opportunity to Restore a Pre-1900 Detached Period House in a Village Setting

A substantial detached period house dating from before 1900, offering an exciting opportunity for complete renovation and modernisation, situated within a village setting and occupying generous established grounds.

The property has been unoccupied for a number of years and now requires extensive refurbishment throughout, providing an opportunity for a purchaser to undertake a comprehensive renovation and create a characterful individual home.

The accommodation currently comprises two reception rooms, two bedrooms, kitchen and bathroom, together with additional rooms within the basement. The existing accommodation retains the proportions and character associated with an older property, whilst requiring significant updating to bring it in line with modern expectations.

The photographs illustrate the current condition, including areas where plaster has fallen away and finishes and fittings are in need of replacement. The kitchen and bathroom are dated and the property should be regarded as requiring comprehensive renovation and redecoration throughout.

Outside, the property benefits from generous grounds predominantly laid to lawn, providing considerable garden space and a pleasant setting for the house.

This is a property for those seeking a substantial period renovation project, with the opportunity to restore and modernise a detached pre-1900 house in a village location.

Sitting Room :
13'7" x 11'9" (4.16 x 3.60)
Window to front, gas fire, stairs to first floor, consumer unit.

Inner Loby :
2'9" x 10'0" (0.86 x 3.05)
Stairs to lower ground floor.

2nd Reception Room :
9'6" x 11'10" (2.91 x 3.62)
Window to front, radiator.

Kitchen :
8'11" x 11'7" (2.72 x 3.54)
Wall & Base units, radiator, window to rear, space for cooker and fridge.

Bathroom :
8'9" x 5'4" (2.69 x 1.64)
WC, wash hand basin, shower over the bath, radiator, extractor fan and window.

First Floor Landing :
2'9" x 8'2" (0.86 x 2.50)
Loft hatch, roof light, built in cupboard, radiator.

Bedroom 1 :
11'6" x 11'10" (3.52 x 3.63)
Window to front, radiator.

Bedroom 2 :
9'7" x 11'11" (2.93 x 3.64)
Window to front, radiator, period fireplace.

Lower Ground Floor :
Three separate storage rooms, one with rear access to the garden two with windows.
Separate WC.

Outside :
The extensive lawned grounds lie to the rear of the property and has a few mature tree's and shrubs.

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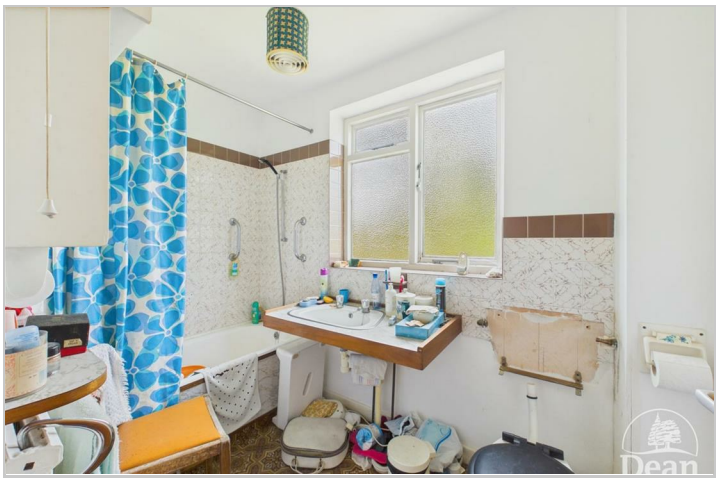

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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

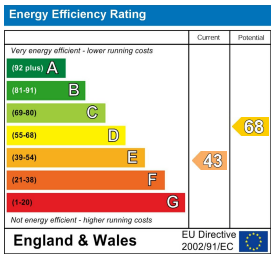
Terrain Map

Floor Plan

Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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