



FREEHOLD

£450,000



**184A, RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3AS**

- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- UTILITY ROOM
- FAMILY BATHROOM
- GARAGE & AMPLE PARKING
- FOUR DOUBLE BEDROOMS (ONE EN-SUITE)
- KITCHEN
- DOWNSTAIRS W.C.
- GARDEN WITH TIMBER CABIN
- POPULAR VILLAGE LOCATION

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184A, RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AS

KJT RESIDENTIAL HAVE PLEASURE IN OFFERING FOR SALE, THIS SUBSTANTIAL FOUR DOUBLE BEDROOMED IMMACULATEDLY PRESENTED DETACHED HOUSE WITH PLEASANT FOREST VIEWS TO FRONT ELEVATION AND AMPLE PARKING. SITUATED IN THE POPULAR VILLAGE OF RUSPIDGE AND CLOSE TO WOODLAND AND STREAMSIDE WALKS.

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

Hall: Tiled floor, radiator, under-stairs storage and cupboard.

Dining Room: 11' 10" x 9' 10" (3.6m x 3m), Window to front, radiator.

W.C.: Two piece suite, tiled floor, window to side.



Kitchen: 11' 10" x 9' 6" (3.6m x 2.9m), Sink unit, double oven, gas hob, fridge freezer, dishwasher, tiling to floor and tiled splash-backs, white Shaker style units, window to rear, radiator.

Utility Room: 8' 10" x 5' 11" (2.7m x 1.8m), Radiator, wall and base units, plumbing for washing machine, sink unit, gas boiler providing central heating and domestic hot water, tiled floor, door to rear.

Lounge: 23' 7" x 11' 10" (7.2m x 3.6m), Fireplace with gas fire, three radiators, window to front, French doors to rear.

Galleried Landing: Radiator, access to loft.



Bedroom One: 11' 10" x 11' 6" (3.6m x 3.5m), Window to front with Forest views, built-in double wardrobe. En-suite: Shower cubicle, wash hand basin, W.C, tiled floor, tiling to cubicle and wall, window to front, towel rail radiator.

Bedroom Two: 9' 10" x 9' 2" (3m x 2.8m), Built-in double wardrobe, radiator, window to rear.

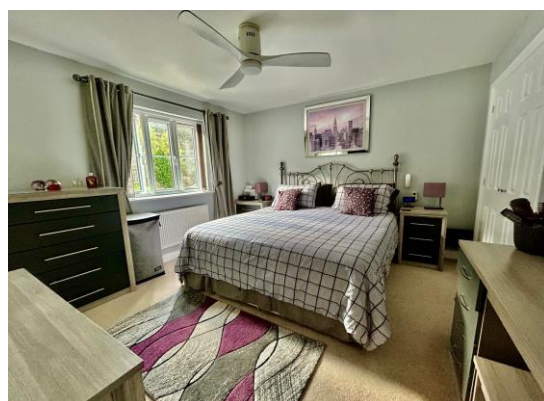
Bedroom Three: 11' 10" x 11' 6" (3.6m x 3.5m), Window to front with Forest views, radiator, built in double wardrobe.

Bedroom Four: 11' 10" x 8' 2" (3.6m x 2.5m), Window to rear, radiator.

Bathroom: W.C., sink unit, panelled bath, shower cubicle, tiling to floor and walls, towel rail radiator.

Outside: The front of the property has a pathway to the front door and is enclosed by a stone wall. A driveway leads up the side of the property to the rear where there is a large turning and parking area and a single detached garage with power & light. Immediately to the rear of the property is a patio area with steps leading to lawn, there is also a large sun terrace with timber cabin which is 5.7m x 3.3m with power & light and has bar area - great man cave/gym/office or entertainment space.

Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
ABOUT
Property
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