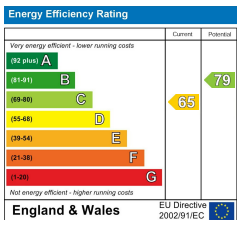
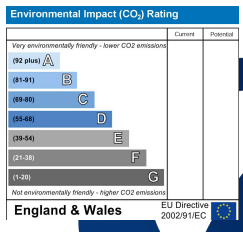
7 Cullimore View
Cinderford GL14 3HP









MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£340,000

Steve Gooch Estate AGents are delighted to offer for sale this THREE/FOUR BEDROOM THREE STOREY FAMILY HOME, comprising of ENTRANCE HALL, STUDY/BEDROOM FOUR, CLOAKROOM LOUNGE on the ground floor, the upper floor has THREE BEDROOMS and FAMILY BATHROOM, the lower ground floor has FORMAL DINING ROOM, KITCHEN/DINING/FAMILY ROOM, OFF ROAD PARKING, GARAGE, ENCLOSED GARDENS, WOODLAND VIEWS, DOUBLE GLAZING and CENTRAL HEATING,

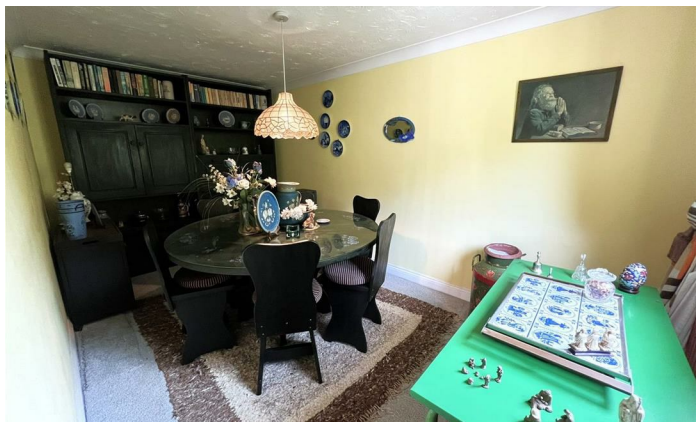
Ruspidge is a small village located in the Forest of Dean district of Gloucestershire. It is situated approximately 2 miles (3 kilometres) southeast of the town of Cinderford.

Ruspidge benefits from its location within the Forest of Dean, allowing residents to enjoy the natural beauty and recreational opportunities that the area offers. The forest is home to various wildlife species and provides an ideal setting for nature walks and wildlife spotting.

The village features a mix of residential properties, including traditional stone cottages and more modern housing developments. The surrounding countryside provides opportunities for outdoor activities such as walking, cycling, and exploring the woodlands.

While Ruspidge is a small village, it provides some essential amenities for its residents. These include a local shop, a primary school, a village hall, and a few local businesses. The village is also in proximity to nearby towns and villages where additional services and facilities can be found.















Accessed via a wooden door with obscure glazed panels inset access into:

ENTRANCE HALL
Ceiling lights, coving, single radiator, power point, door to storage cupboard, stairs lead to lower ground floor. Door to:

CLOAKROOM
Comprising of coloured suite with ceiling light, coving, extractor fan, close coupled WC, wall mounted wash hand basin with tiled splashback.

LOUNGE
15'11" x 12'5" (4.85m x 3.78m)
Feature fireplace with living flame gas fire inset, wooden surround, marble hearth, ceiling light, coving, wall lights, dado rail, power points, TV point, double radiator, stairs leading to second floor, central heating thermostat control, rear aspect timber window overlooking the garden with forest and woodland views.

STUDY/BEDROOM FOUR
10'1" x7'11" (3.07m x2.41m)
Ceiling light, coving, single radiator, power points, front aspect lead-light bay style window.

Stairs lead to the first floor

LANDING
Access to roof space, coving, ceiling light, single radiator, power point, storage cupboard housing the gas boiler, side aspect window.

BEDROOM ONE
10'7" x 8'9" (3.23m x 2.67m)
Ceiling light, coving, range of built in bedroom storage units, above bed storage, power points, single radiator, rear aspect window overlooking rear garden with forestry views.

BEDROOM TWO
12'2" x 6'2" (3.71m x 1.88m)
Ceiling light, coving, single radiator, power points, built in wardrobes, front aspect window.

BEDROOM THREE
9'3" x 6'0" (2.82m x 1.83m)
Ceiling light, coving, single radiator, power point, built in single wardrobe, front aspect window.

FAMILY BATHROOM
Comprises coloured suite with close coupled WC, corner bath with mixer and shower tap fitted, vanity wash hand basin with cupboard below, shower cubicle with mains fed shower fitted, ceiling light, coving, fully tiled walls, single radiator side aspect obscure window.

Stairs lead down to te lower ground floor

KITCHEN/DINING/FAMILY ROOM
26'11" x 11'7" narrowing to 9'3" (8.20m x 3.53m narrowing to 2.82m)
Kitchen has one and a half bowl single drainer sink unit with mixer tap over, rolled edge work tops, range of base and wall mounted units, tiled surrounds, power points, four ring gas hob, built in electric oven, integrated fridge freezer, space and plumbing for automatic washing machine and tumble dryer, plumbing for dishwasher, inset ceiling spots, coving, wood effect flooring.
Dining area/family space has louvre door giving access to understairs storage, ceiling spot rail, coving, double radiator, power points, rear aspect sliding doors opening onto rear garden and views towards forest and woodland.
Opening to:

FORMAL DINING ROOM
14'2" x 8'0" (4.32m x 2.44m)
Ceiling light, coving, single radiator, power points, rear aspect window overlooking rear garden with views towards forest and woodland.

OUTSIDE
Patio area leading to lawn with gentle slope leading to further patio at the bottom, garden has various shrubs and bushes and is enclosed by mix of walling, hedging and fencing surround. Gated access to the side of the property with a garden store, outside lighting. To the front is a driveway suitable for parking two vehicles, access to the attached single garage via an up and over door, small gravel area, lawn, various tress, shrubs and bushes and is enclosed by a fencing surround with double gates and personal gate to the pathway.

SERVICES
Main electricity, gas, water and sewerage.

WATER RATES
Severn Trent Water Authority. Rate TBC.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Advised as Freehold

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, continue up over Plump Hill, upon reaching the traffic light at Nailbridge turn left, signposted Cinderford, take the second right into Forest Vale Road, continue along to the roundabout, turning right onto Valley Road. At the T-junction with St Whites road turn left and proceed up the hill turning right into Ruspidge Road, continue along, passing the shop, turning right into Cullimore View where the property can be found after a short distance on the left hand side.