

6 Ruspidge Road

, Ruspidge, Cinderford GL14 3AD

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £320,000

*****VIRTUAL TOUR AVAILABLE*** Offered to the market with NO ONWARD CHAIN, this IMPECCABLY PRESENTED and INDIVIDUAL TWO DOUBLE BEDROOM DETACHED BUNGALOW, constructed in 1996, enjoys LOVELY FOREST VIEWS and a CONVENIENT POSITION within the POPULAR VILLAGE OF RUSPIDGE in the edge of the market town of CINDERFORD. The WELL-APPOINTED ACCOMMODATION includes a SPACIOUS MASTER BEDROOM with EN-SUITE SHOWER ROOM, a SEPARATE DINING ROOM, UTILITY ROOM and CONSERVATORY. Externally, the property benefits from AMPLE GATED OFF-ROAD PARKING, an INTEGRAL SINGLE GARAGE, and an ATTRACTIVE LOW MAINTENANCE GARDEN featuring a PRODUCTIVE PRODUCE PATCH together with a BRICK-BUILT SHED/WORKSHOP.**

The properties single level accommodation comprises ENTRANCE HALL, LIVING ROOM, KITCHEN, DINING ROOM, UTILITY ROOM, TWO DOUBLE BEDROOMS with EN-SUITE SHOWER ROOM to the master, WET ROOM and CONSERVATORY. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 14 miles (22.5 kms) east of the cathedral city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, the Dean Heritage Centre and the restored Dean Forest Railway.



The property is approached from the front aspect via a covered porch with partly double glazed door leading into;

ENTRANCE HALL

A welcoming central hallway with a pair of bespoke built in storage cupboards with fitted shelving, double width airing cupboard with radiator, access to fully boarded loft space, radiators, doors lead off to the living room, kitchen, both bedrooms and the wet room.

LIVING ROOM

15'7 x 13'4 (4.75m x 4.06m)

Feature brick built fireplace with inset electric fire, radiators, dual aspect windows with westerly Forest views.

KITCHEN

14'6 x 11'1 (4.42m x 3.38m)

Comprising a range of fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, integral appliances include an eye level electric oven, gas hob, extractor hood and fridge. Tiled floor, radiator, rear aspect window, doors lead to the dining room and utility.

DINING ROOM

9'2 x 9'11 (2.79m x 3.02m)

Radiator, sliding patio doors lead to the conservatory.

CONSERVATORY

8'02 x 9'06 (2.49m x 2.90m)

Constructed of a brick base with upvc double glazed windows, having power and lighting, sliding patio doors lead out to the rear garden.

BEDROOM ONE

14'2 x 11'9 (4.32m x 3.58m)

Pair of built in double wardrobes and a chest of drawers, radiator, front aspect window with Forest views, door into;













ENSUITE SHOWER ROOM
3'1 x 12'9 (0.94m x 3.89m)
Mains fed shower cubicle with tiled surround, close coupled w.c and pedestal washbasin, tiled walls, radiator and obscured side aspect window.

BEDROOM TWO
11'5 x 8'5 (3.48m x 2.57m)
Radiator and rear aspect window.

WET ROOM
6'4 x 7'7 (1.93m x 2.31m)
Walk-in mains fed shower with wet board surround, close coupled w.c and pedestal washbasin, tiled walls, radiator, obscured side aspect window.

UTILITY ROOM
6'7 x 8'10 (2.01m x 2.69m)
Fitted laminate worktops with space and plumbing below for a washing machine and tumble dryer, fitted wall mounted units, wall mounted gas fired combi boiler, radiator, tiled flooring, door to garage and obscured door with window to side leading out to the rear garden.

INTEGRAL GARAGE & PARKING
The integral single garage is accessed via an electric roller door with power and lighting and a hatch giving access to storage space above. The gated driveway provides parking for three/four vehicles.

OUTSIDE
To the front of the property are well-established planted borders adjoining the driveway, while side pathways provide access to the rear garden. Designed with ease of maintenance in mind, the rear garden is predominantly laid to patio and features a raised produce growing area together with a brick-built shed/workshop benefitting from power and lighting.

DIRECTIONS
From Mitcheldean take the A4136 over Plump Hill in the direction of Cinderford & Coleford. Turn left at the traffic lights at Nailbridge, signposted Cinderford. Continue along passing the Gulf garage on the right, turning right just after into Valley Road. Proceed along here, continuing over the mini roundabout until reaching the T junction with St Whites Road. Turn left then take the third right on to Ruspidge Road where the property can be found after a short distance on the left.

SERVICES
Mains water, electricity, drainage, gas.

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.

WATER RATES
Severn Trent Water Authority

TENURE
Freehold

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

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.









PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.









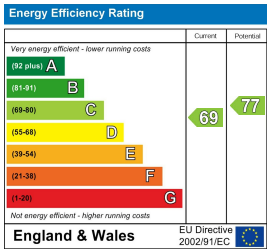
Approximate total area(1)

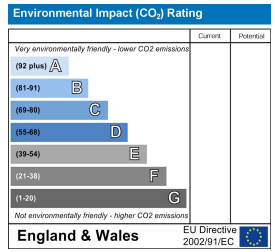
1256 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

