



## Ruspidge Road

Cinderford, GL14 3AR

£285,000



**\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*** Dean Estate Agents are thrilled to offer this well presented three double bedroom cottage 'For Sale'. The property benefits from a good size kitchen / diner, sitting room with a wood burner, utility, ground floor bathroom and en-suite master bedroom, latch doors throughout, double glazing, gas central heating, enclosed rear garden and off road parking.



#### Sitting Room :

Entered via a solid wooden door, double glazed window to front aspect, feature fireplace with wood burner, recessed shelving, radiator, archway to Hallway.

#### Hallway :

Stairs to first floor, under stairs cupboard, double glazed window to front aspect, radiator, latch door to Utility Room and kitchen.

#### Utility Room :

Matching wall and base cabinets, plumbing for a washing machine, space for a tumble dryer, radiator, double glazed window to side aspect, flag stone flooring, latch door to bathroom, wall mounted gas boiler.

#### Bathroom :

Bath with a shower over, pedestal wash hand basin, low level WC, radiator, flag stone flooring, double glazed window to side aspect.

#### Kitchen / Dining Room :

Matching wall and base cabinets, plumbing for a dish washer, 1.5 bowl sink unit, Rangemaster dual fuel range, extractor hood, tiled splash backs, radiator, two double glazed windows to rear aspect, down lighting, door to outside.

#### Landing :

##### Bedroom 1 :

Latch door, double glazed window to front aspect, radiator.

##### En-suite Bathroom :

Latch door, bath, pedestal wash hand basin, low level WC, built in over stairs storage cupboard, double glazed window to front aspect, access to loft space.

##### Bedroom 2 :

Latch door, double glazed window to rear aspect, radiator.

##### Bedroom 3 :

Latch door, double glazed window to rear aspect, radiator.

#### Outside :

The rear garden is fully enclosed and benefits from side access gate, flag stone patio, garden shed, steps lead up to a lawned garden with a green house and additional garden shed. The rear boundary wall is of stone construction with a gate to the parking area and outside water tap.

#### Consumer Notes :

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer.

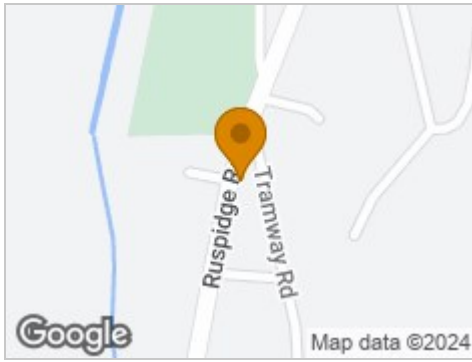
This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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



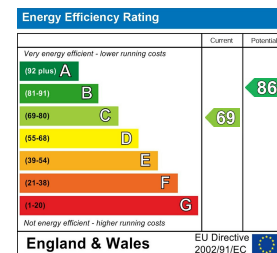
## Floor Plan



## 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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