



## Ruspidge Road

Cinderford, GL14 3AD

£300,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are delighted to offer 'For Sale' this detached property on the edge of Cinderford Town. The property stands in a generous plot and benefits from lounge and dining area, fitted kitchen, utility room, two bedrooms and family bathroom to the first floor, mature gardens to the front and rear, cellar with three storage areas, parking for several vehicles, gas central heating, double glazing, views over the forest from the rear. There is potential to extend this property subject to the necessary planning regulations.



**Entrance Porch :**

Entered via UPVC door, double glazed window to side aspect, coat hooks, glazed door to lounge/diner.

**Lounge area :**

Feature stone fireplace with wood burner stove, double glazed windows to front and rear aspects, radiator, opening to dining room.

**Dining Area :**

Double glazed window to front aspect, twin panel radiator, stairs to first floor with recess area under.

**Kitchen :**

Matching wall and base cabinets, Belfast style sink unit, Rangemaster Gas Cooker, plumbing for dishwasher, twin panel radiator, double glazed windows to side and rear aspects with forest views, laminate flooring, glazed door to utility room.

**Utility Room :**

Plumbing for washing machine, double glazed windows to both side aspects, stable door to outside.

**Bedroom 1 :**

Double glazed windows to front and rear aspects, radiator.

**Bedroom 2 :**

Double glazed window to front aspect, radiator, built in over stairs cupboard with gas combi boiler, further built in cupboard.

**Bathroom :**

Free standing bath, shower cubicle, pedestal wash hand basin, low level WC, sloping ceiling with centre beam, extractor fan, double glazed window to side aspect.

**Outside :**

Front : Pedestrian gate, vehicle access gate to driveway with parking for several vehicles, lawned garden and mature shrubs.

Rear : Lawned garden, mature trees, shrubs and hedging, patio and pond, outside water tap, car charging point and log store under the utility room.

**Cellar :**

With three separate areas, power and lighting.

**Consumer Notes :**

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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 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 at that time.

Energy Performance Certificates are supplied to us via a

third party and we do not accept responsibility for the content within such reports.

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but

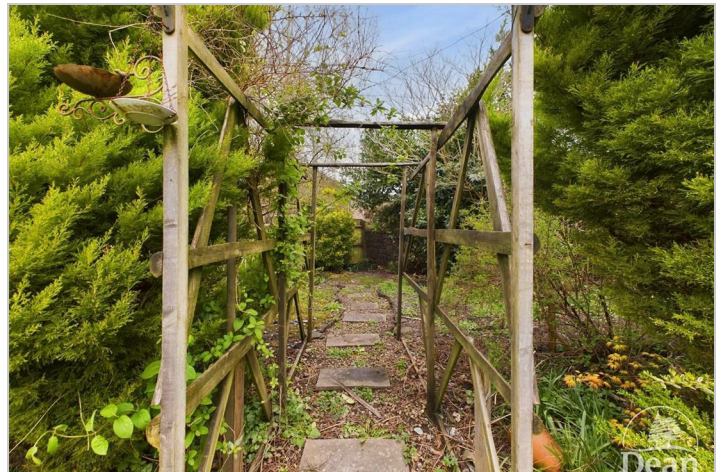
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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



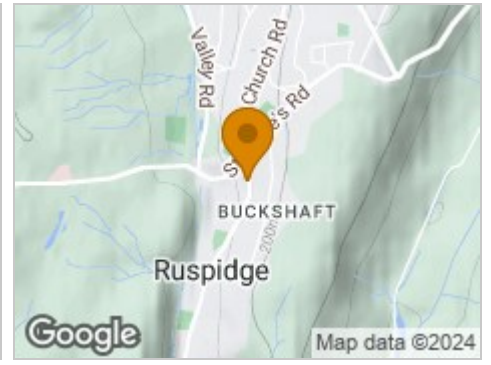
## Road Map



## Hybrid Map



## Terrain Map



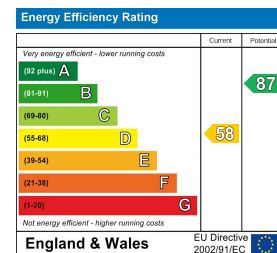
## Floor Plan



## 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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