



Ruspidge Road

Cinderford, GL14 3AE

£350,000



Spacious Detached Village Home with Woodland Views – Excellent Potential

Set in a desirable village location with a picturesque woodland backdrop, this spacious detached family home offers flexible accommodation arranged over three floors and presents an excellent opportunity for buyers looking to create their ideal home.

The lower ground floor features a kitchen/dining room, a shower room and a large hallway. On the ground floor, there is a comfortable sitting room together with a double bedroom benefiting from an en-suite WC. The first floor offers three further bedrooms, making the property ideal for growing families or those requiring versatile living space.

Externally, the property enjoys extensive lawned gardens to the side and rear, providing ample space for children, entertaining or gardening. Additional benefits include an attached garage, driveway parking for two vehicles and a substantial stone and block-built storage shed. The home is double glazed throughout and benefits from gas central heating.

Ideally positioned next to the village hall and within walking distance of the village shop, this property combines the tranquillity of a rural setting with everyday convenience. While requiring a degree of updating and modernisation, it offers outstanding potential to become a wonderful long-term family home.



Entrance Hallway :

5'7" x 12'4" (1.71 x 3.78)

Stairs to first and lower ground floors. Door to front, radiator.

Sitting Room :

10'10" x 12'5" (3.32 x 3.80)

Double glazed Georgian window to front, stone feature fireplace (blocked off) radiator.

Bedroom :

12'1" x 10'1" (3.69 x 3.08)

Two double glazed windows to rear overlooking the large garden and forest, built in cupboard, radiator.

En-Suite :

3'6" x 5'10" (1.09 x 1.79)

Low level WC and pedestal wash hand basin, built in cupboard.

First Floor Landing :

5'10" x 12'4" (1.78 x 3.77)

Georgian double glazed window to front, small access to insulated and part boarded loft.

Bedroom 2 :

10'9" x 12'4" (3.29 x 3.78)

Georgian double glazed window to front, radiator.

Bedroom 3 :

9'7" x 10'2" (2.94 x 3.10)

Aluminium window to rear enjoying a forest outlook, radiator and latch door.

Bedroom 4 :

7'1" x 7'8" (2.16 x 2.35)

Aluminium window to rear, radiator.

Lower Ground Floor :

From the main hallway a stairs leads to the lower ground floor.

Hallway/Utility Area :

9'4" x 12'3" (2.86 x 3.74)

Tiled floor, double glazed window to side, water tap, coat hooks.

Shower Room :

6'9" x 7'10" (2.06 x 2.39)

Shower cubicle, low level WC, wash hand basin, double glazed window to side, built in cupboard containing the gas boiler.

Kitchen/Diner :
15'8" x 9'10" (4.79 x 3.02)

Fitted with matching wall and base units, sink unit, gas hob, electric oven, extractor hood, plumbing for washing machine, two double glazed windows to rear and double glazed door to outside, tiled floor, space for fridge/freezer.

Outside :
The property stands in a large lawned plot enjoying a forest outlook from the rear. There is

a wooden garden shed in the gardens and stone/block built shed adjacent to the drive. There is pedestrian access all around the property.

Garage :
14'7" x 21'0" (4.47 x 6.41)

Attached to the side of the property with up and over door, power and light. A driveway at the front provides two parking spaces.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

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 measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

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



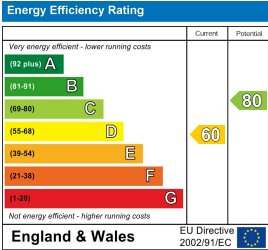
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

