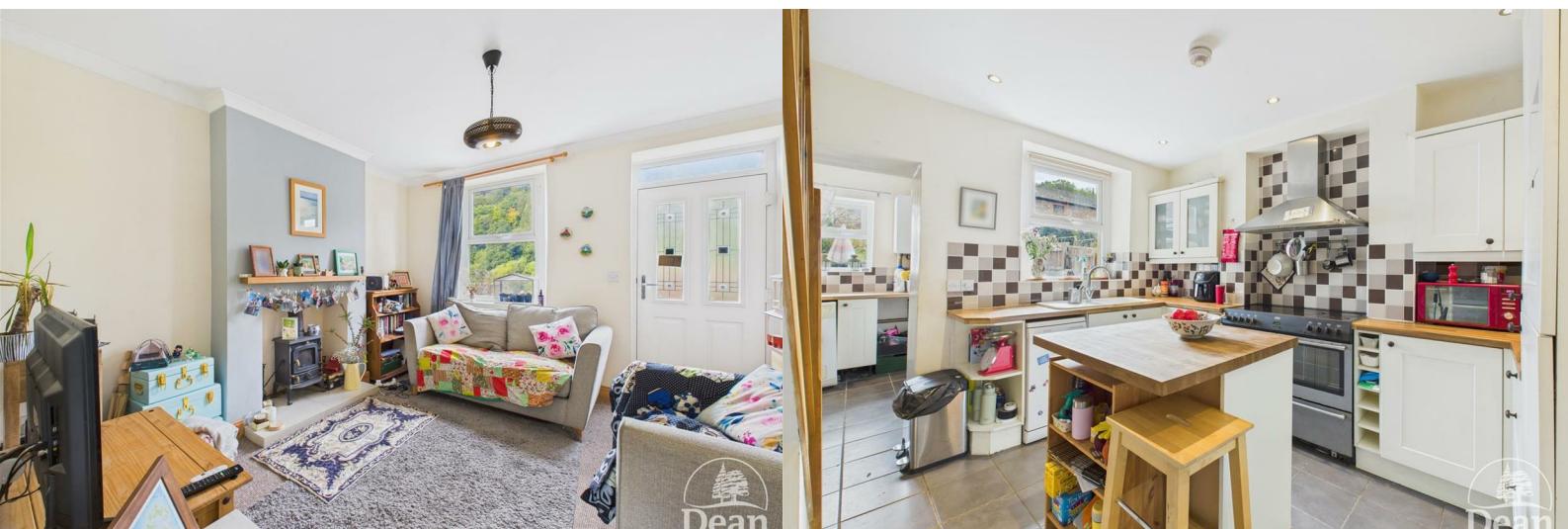




## 152 Ruspidge Road Cinderford, Gloucestershire, GL14 3AP

£210,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to offer to the market this gorgeous family home with large gardens and off road parking. The accommodation is laid out over three floors and comprises of lounge with multi-fuel burner, modern kitchen and separate utility room on the ground floor. The master bedroom, a further bedroom and the family bathroom sits on the first floor while there is a bright and airy bedroom on the second floor. To the front there is a patio area leading to the front door and the rear benefits from a large garden laid to lawn with a gravelled area with space for seating, the rear provides off road parking for the property as well.

Cinderford provides a range of shops, cafés, traditional pubs, and everyday conveniences, while leisure highlights include the historic Palace Cinema and the Dean Heritage Centre. For those who enjoy the outdoors, Cinderford is an excellent base from which to explore the Forest of Dean's woodlands, trails, and wildlife.



Approached via UPVC double glazed front door into:

#### Lounge:

11'8" x 11'8" (3.58m x 3.57m)

UPVC double glazed window, double panelled radiator, multi-fuel burner, power & lighting.

#### Kitchen:

11'7" x 11'7" (3.54m x 3.54m)

A range of base, wall and drawer units, oven with electric hob, extractor hood, one & a half bowl sink with drainer unit, dishwasher, integrated fridge/freezer, UPVC double glazed window, tiled flooring, smoke alarm, power & lighting.

#### Utility Room:

6'5" x 5'3" (1.96m x 1.62m)

UPVC double glazed window, double glazed door to garden, space & plumbing for washing machine, Worcester Combi boiler, worktop, storage cupboard, power & lighting.

#### First Floor Landing:

11'2" x 5'3" (3.42m x 1.62m)

Smoke alarm, power & lighting, double panelled radiator, stairs to second floor landing, doors to bathroom, bedroom one & bedroom three.

#### Bedroom One:

11'8" x 9'6" (3.57m x 2.92m)

UPVC double glazed window, double panelled

radiator, two storage cupboards with hanging rails, power & lighting.

#### Bedroom Three:

11'8" x 6'1" (3.56m x 1.87m)

UPVC double glazed window to rear, double panelled radiator, power & lighting.

#### Bathroom:

6'6" x 5'4" (2.00m x 1.65m)

UPVC double glazed window, white panelled bath with shower over, W.C., pedestal sink unit, extractor fan, lighting, heated towel rail.

#### Second Floor Landing:

3'3" x 2'11" (1.00m x 0.89m)

Door to bedroom two, velux window, lighting.

#### Bedroom Two:

14'10" x 11'0" (4.53m x 3.37m)

Double glazed velux window, double panelled radiator, storage cupboards, power & lighting.

#### Outside:

To the front of the property there are steps to a patio area leading to the front door.

The garden to the rear has a gravelled section, lawned section with shed to the rear & parking area.

#### Agents Note :

Neighbour has a right of access through rear garden.



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.

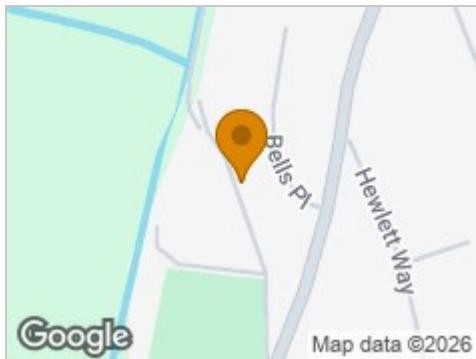
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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



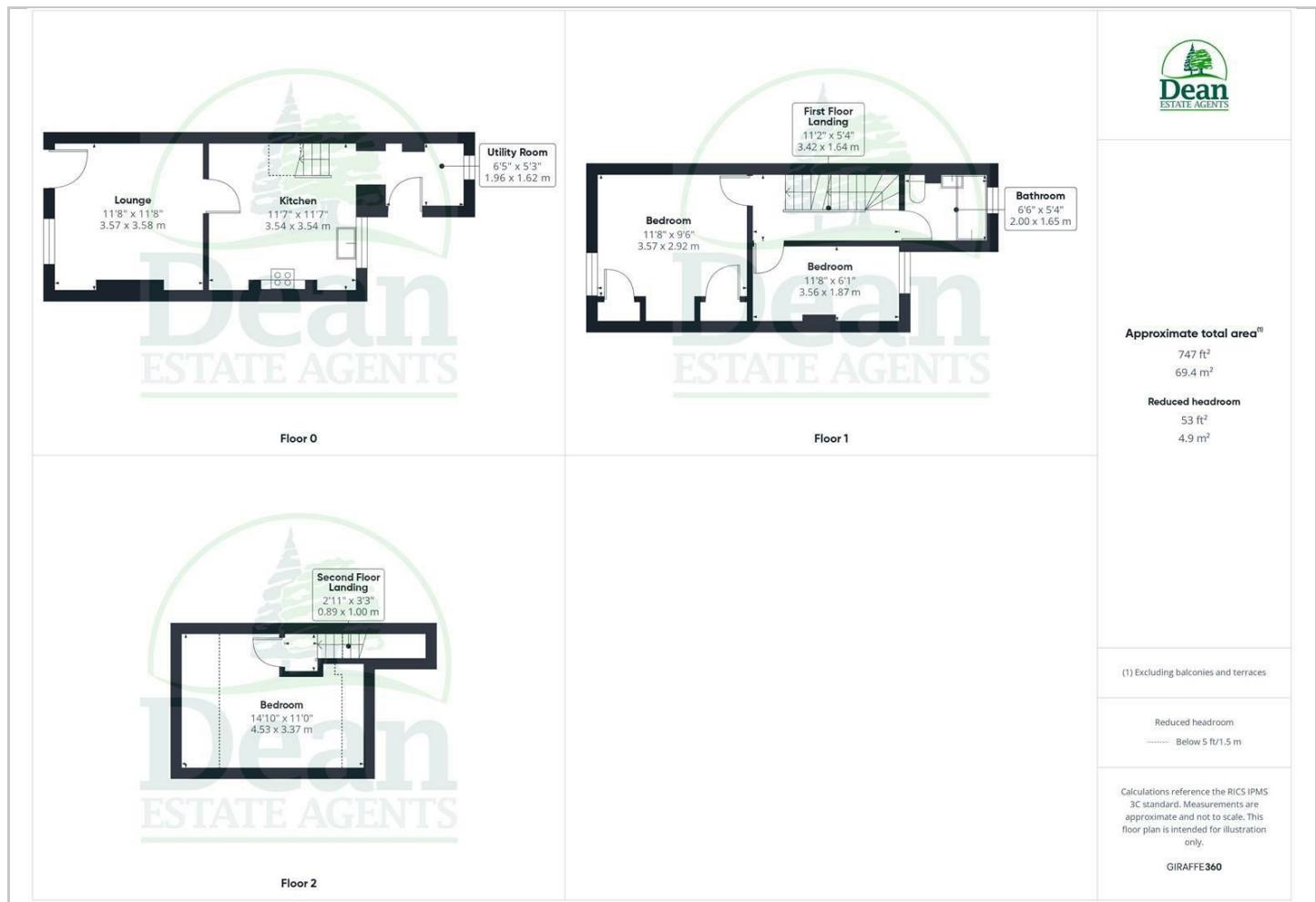
## Hybrid Map



## Terrain Map



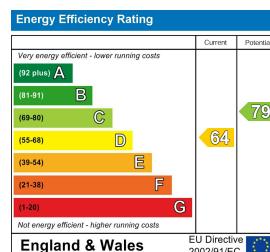
## Floor Plan



## 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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