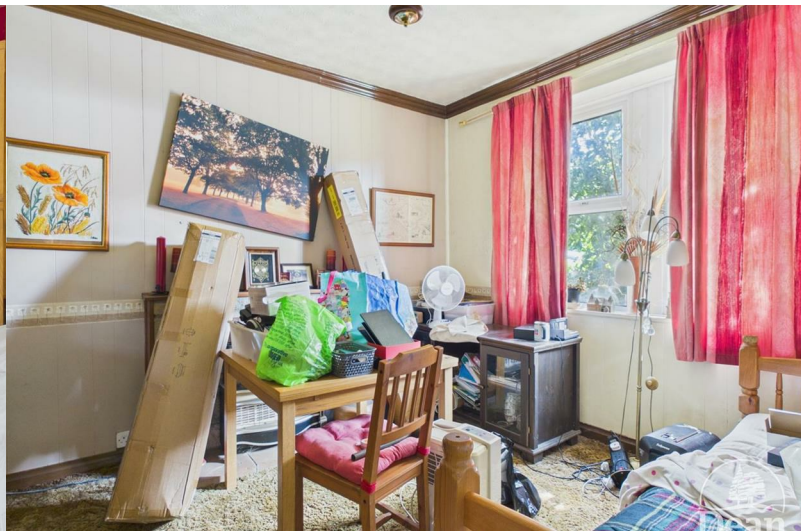




Ruspidge Road

Cinderford, GL14 3AN

Open To Offers £250,000



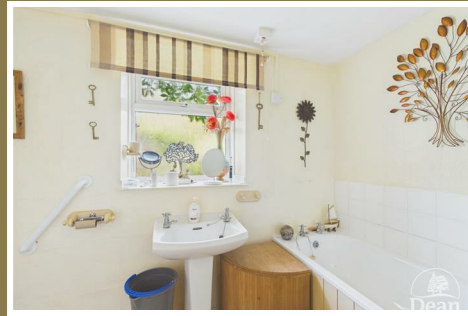
Situated on Ruspidge Road on the outskirts of Cinderford, this three-storey detached house, dating back to the early 1900s, presents a unique opportunity for those looking to create their dream home. With three spacious bedrooms and a well-proportioned reception room, the property offers ample living space for families or individuals.

Set within a generous plot, this home boasts the potential for extensive renovation, allowing you to tailor the interiors to your personal taste and style. The property is in need of some modernisation, making it an ideal project for those with a vision for transformation.

The property is in close proximity to beautiful woodland, perfect for nature lovers and those who enjoy outdoor activities. The surrounding area offers a peaceful retreat from the hustle and bustle of everyday life, while still being conveniently located for local amenities.

Additionally, the property provides parking for up to three vehicles, ensuring that you and your guests will have ample space.

In summary, this detached house on Ruspidge Road is a fantastic opportunity for anyone looking to invest in a property with potential. With its spacious layout, beautiful surroundings, and the chance to create a bespoke living space, this home is not to be missed.



Entrance Hall :

3'0" x 2'9" (0.93 x 0.84)

Entered via UPVC door, steep stairs to first floor, half glazed door to Lounge.

Lounge :

11'1" x 11'10" (3.39 x 3.63)

Stone fireplace with shelved recess's, window to front aspect, door to inner hall.

Inner Hall :

2'9" x 2'7" (0.85 x 0.81)

Stairs to ground floor, door to reception room / bedroom.

Reception Room / Bedroom 3 :

11'0" x 11'10" (3.37 x 3.62)

Radiator, window to front aspect.

Lower Ground Floor :

Kitchen :

14'1" x 11'9" (4.31 x 3.59)

Base cabinets, sink unit, radiator, under stairs recess, laminate flooring, storage cupboard, space for electric cooker, window to rear porch.

Utility :

10'0" x 4'9" (3.05 x 1.47)

Wall mounted gas boiler, space for washing machine, window to side aspect.

Bathroom :

6'4" x 6'10" (1.94 x 2.09)

Bath, low level WC, pedestal wash hand basin, airing cupboard, radiator, window to rear aspect.

Rear Porch :

19'1" x 6'10" (5.84 x 2.10)

Windows and door to rear garden, opening to storage area.

Storage Area :

8'11" x 4'0" (2.72 x 1.22)

window to garage.

First Floor Landing :

2'11" x 2'9" (0.90 x 0.85)

Access to loft space, window to rear aspect.

Bedroom 1 :

10'11" x 11'10" (3.33 x 3.63)

Radiator, window to front aspect.,

Bedroom 2 :

11'1" x 11'11" (3.40 x 3.64)

Radiator, window to front aspect.

Outside

Generous sized overgrown gardens to the rear of the property with garage and off road parking accessed from a lane (slightly further down Ruspidge Road).



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

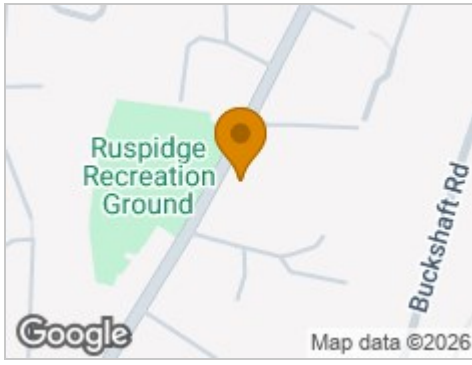
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



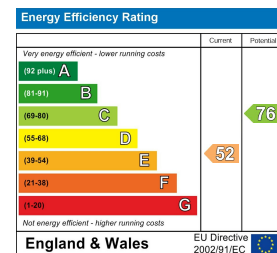
Floor Plan



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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