



FREEHOLD

£174,995



**25 RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3AE**

- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- LIVEABLE BUT WORK REQUIRED
- LARGE LOUNGE
- GOOD SIZE GARDENS
- VIEWS

www.kjtresidential.co.uk

25 RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AE

KJT CINDERFORD ARE PLEASED TO OFFER FOR SALE, A LARGE THREE DOUBLE BEDROOMED COTTAGE REQUIRING SOME REMEDIAL DECORATION AND WORKS BUT BENEFITTING FROM WEST FACING GARDENS, VIEWS AND A QUIET SIDE STREET, LOCATED NEAR TO A PARK AND WOODLAND WALKS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall: 11' 0" x 11' 0" (3.35m x 3.35m), Window to front, radiator, stairs off.

Lounge: 24' 4" x 12' 0" (7.41m x 3.65m), Window and patio doors to rear with views, radiator.

Kitchen: 11' 0" x 8' 5" (3.35m x 2.56m), Fitted with wall and base units, radiator, tiled splash-back, under-stairs storage cupboard, sink unit, radiator.



First Floor Landing:

Bathroom: 11' 0" x 8' 5" (3.35m x 2.56m), Shower cubicle, sink unit, W.C., bath, radiator, tiling to walls, window, built-in cupboard.

Bedroom One: 12' 4" x 12' 0" (3.76m x 3.65m), Window to rear with views, radiator.

Bedroom Two: 12' 0" x 12' 0" (3.65m x 3.65m), Window to rear with views, radiator.



Bedroom Three: 10' 0" x 9' 10" (3.05m x 2.99m),
Window to front, radiator, gas boiler for central heating and domestic hot water.

Outside: To the front is a paved courtyard. The rear garden is west facing and has patio, lawns, play area, views, pedestrian access to side.

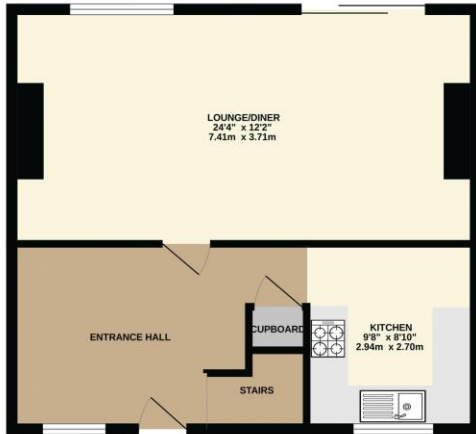
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



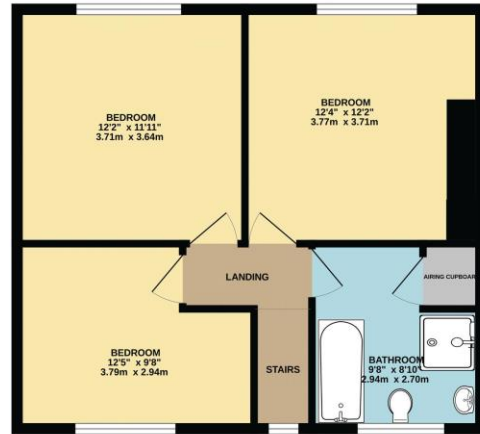
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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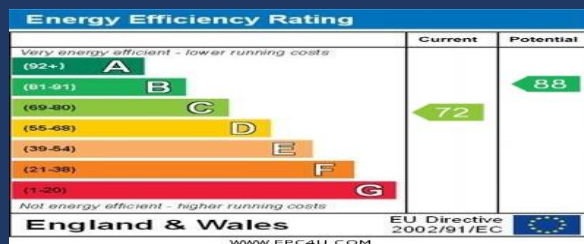
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982