



FREEHOLD

£320,000



20 CULLIMORE VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 3HP

- **FOUR BEDROOMS (ONE ON GROUND FLOOR WITH EN-SUITE)**
- **KITCHEN/DINER**
- **W.C.**
- **AMPLE PARKING**
- **SOUGHT AFTER CUL-DE-SAC LOCATION NEXT TO OPEN WOODLAND**
- **TWO RECEPTIONS ROOMS**
- **POTENTIAL FOR ANNEX/ AIR B& B**
- **FAMILY BATHROOM**
- **GARDENS**

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20 CULLIMORE VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 3HP

A MODERN THREE STORY 4/5 BEDROOMED SEMI-DETACHED HOUSE IN A SOUGHT AFTER CUL-DE-SAC NEXT TO ACRES OF OPEN WOODLAND AND MILES OF CYCLING & WALKING TRAILS IN THE BEAUTIFUL FOREST OF DEAN. THE PROPERTY OFFERS VERSATILE ACCOMMODATION OVER THREE FLOORS WITH POTENTIAL FOR GRANNY ANNEX/AIR B & B. THIS PROPERTY IS IDEAL FOR ANYONE COMING TO THE AREA TO TAKE ADVANTAGE OF THE GREAT OUTDOORS WHICH IS LITERALLY A STONE'S THROW AWAY.

Ruspidge is a Village to the south of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, schooling and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

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.

Front door to -

Entrance Hall: 16' 6" x 6' 4" (5.03m x 1.93m),
Under-stairs utility area.

Living Room: 20' 0" x 10' 0" (6.09m x 3.05m),
Window to front (potential for kitchen/living room for potential annex/ air B & B.

Bedroom Four: 17' 6" x 10' 6" (5.33m x 3.20m),
Window to side, radiator. En-suite - radiator, over-bath shower, W.C., sink unit, tiling to walls.



From Hall, stairs lead to -

First Floor Landing: Radiator, window to side.

Lounge: 15' 3" x 10' 5" (4.64m x 3.17m),
Window with views, radiator.

Kitchen/Diner: 17' 6" x 12' 0" (5.33m x 3.65m), Fitted at wall and base level with Shaker style units, sink unit, oven with hob & extractor over, fitted wine rack, plumbing for automatic washing machine, window and French doors to rear.



W.C.: Two piece suite, tiled splash-backs, radiator, window.

Second Floor Landing: Airing cupboard, loft access.

Bedroom Three: 7' 9" x 7' 2" (2.36m x 2.18m), Window to rear, radiator, built-in wardrobe.

Bedroom Two: 12' 3" x 9' 2" (3.73m x 2.79m), Window to rear, built-in wardrobe, radiator.

Bedroom One: 12' 4" x 10' 5" (3.76m x 3.17m), Window to front with views, radiator.

Bathroom: Three piece suite, radiator, tiling to walls, window to front.

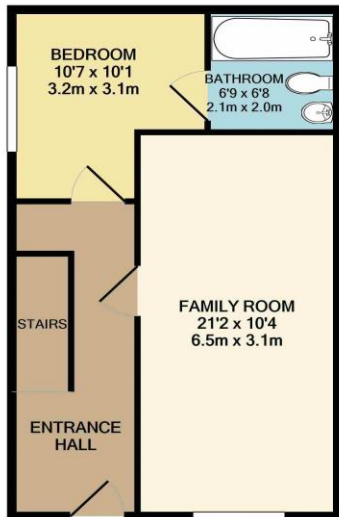
Outside: To front - parking for one vehicle, side storage area. The rear garden is tiered with private patio area and decking with steps to upper level then further steps to parking area with parking for at least three vehicles.

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

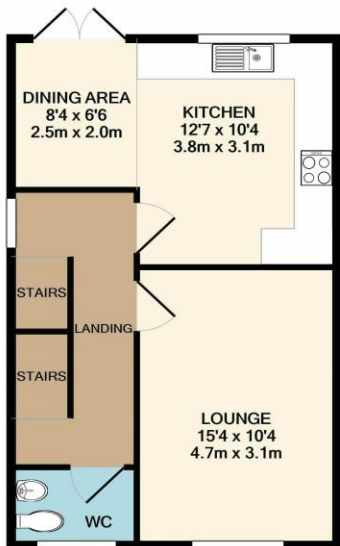


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

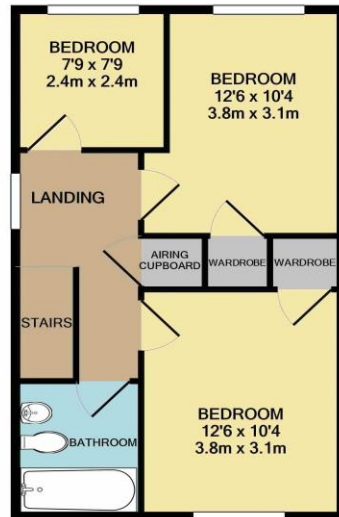
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GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

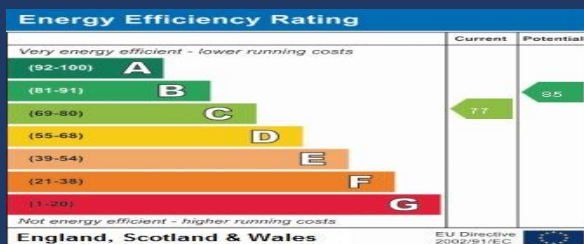


2ND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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