



FREEHOLD

£279,995



**54 RAILWAY ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3HL**

- DETACHED
- STORE ROOM (POTENTIAL TO MAKE INTO ANOTHER USEABLE ROOM)
- SUN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS (ONE WITH BEAUTIFUL VIEW)
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LOUNGE
- FITTED KITCHEN
- SITTING ROOM (OR BEDROOM THREE)
- NEWLY FITTED BATHROOM
- AMPLE PARKING & GARDENS

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS WELL PRESENTED SPLIT LEVEL STYLE PROPERTY IN A POPULAR PART OF RUSPIDGE WITH BEAUTIFUL WOODLAND VIEWS IN ALL SEASONS. THE PROPERTY HAS BEEN REFURBISHED TO INCLUDE RE-WIRING, NEW DOORS AND FRONT WINDOWS (TO BE FITTED SHORTLY), NEW CARPETS AND DECOR. THE LAYOUT OF THE PROPERTY IS COMPLETELY VERSATILE TO SUIT NEEDS.

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.

From the driveway, modern double glazed door to -

Sitting Room / Potential Bedroom Three: 15' 1" x 11' 3" (4.59m x 3.43m), (Formerly garage) radiator, T.V. point.

Store Room: 13' 9" x 13' 7" (4.19m x 4.14m), Newly fitted boiler and radiator. This room has the potential to be another bedroom/play room etc., shelving, wall mounted boiler providing domestic hot water and central heating, radiator. Stairs up to first floor landing.

Kitchen: 10' 8" x 9' 10" (3.25m x 2.99m), Fitted with a range of matching wall and base units to provide storage, gas hob with extractor over and electric oven under, tiled splash-backs, sink unit, plumbing for automatic washing machine, space for fridge/freezer, double glazed windows to side and rear overlook garden, radiator, door to -



Sun/Breakfast Room: 6' 7" x 6' 2" (2.01m x 1.88m), Modern door to front patio area, double glazed windows to side and rear.

Bedroom One (Currently a playroom): 13' 8" x 11' 9" (4.16m x 3.58m), Windows to front and side with lovely views, radiator.

Bedroom Two: 11' 9" x 9' 9" (3.58m x 2.97m), Double glazed window to rear, radiator.

Dining Room (Potential Bedroom Three): 11' 8" x 11' 10" (3.55m x 3.60m), Window to front, again with views, radiator.



Newly fitted Bathroom: 6' 9" x 5' 3" (2.06m x 1.60m), Three piece suite comprising panelled bath, sink inset in vanity unit, low level W.C., tiled walls, radiator, window, mosaic style floor.

Outside: A five bar gate leads to a large parking area - gardens lie to the side and rear with various seating areas to enjoy the view, lawns and shrubs with fenced boundaries.

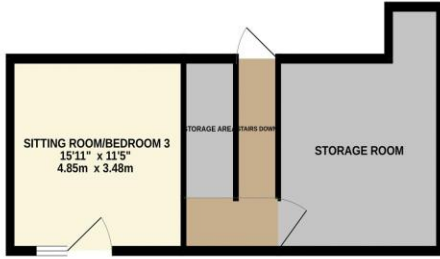
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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
347 sq.ft. (32.2 sq.m.) approx.

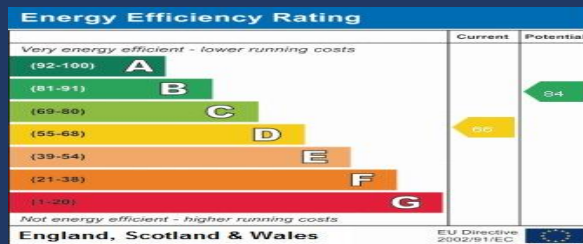


LIVING AREA
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.3 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