



**FREEHOLD**

**£249,950**



**2 EASTERN WAY, RUSPIDGE, CINDERFORD, GLOUCESTERSHIRE,  
GL14 3AF**

- THREE BEDROOMS
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- SEMI-DETACHED BUNGALOW
- ENCLOSED GARDENS
- CUL-DE-SAC POSITION

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 2 EASTERN WAY, RUSPIDGE, CINDERFORD, GLOUCESTERSHIRE, GL14 3AF

**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, A SPACIOUS THREE BEDROOMED SEMI-DETACHED BUNGALOW IN A CUL-DE-SAC LOCATION. IDEAL AS A RETIREMENT HOME, THE SIZE OF ACCOMMODATION WOULD ALSO BE A GOOD FIT FOR A SMALL FAMILY AND ALSO OFFERS GOOD SIZED GARDENS AND OFF ROAD PARKING AND IS CLOSE TO VILLAGE FACILITIES.**

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.

Porch with door to -

**Entrance Hall:** 12' 6" x 7' 7" (3.8m x 2.3m), Radiator, access to loft.

**Lounge:** 15' 9" x 12' 2" (4.8m x 3.7m), Window to front, radiator.

**Kitchen/Diner:** Fitted at wall and base level, window to side, sink unit, plumbing for automatic washing machine, boiler cupboard with gas boiler providing central heating and domestic hot water, door to side porch with door to front and rear.



**Bedroom One:** 12' 10" x 10' 10" (3.9m x 3.3m), Window, radiator.

**Bedroom Two:** 11' 10" x 10' 6" (3.6m x 3.2m), Window, radiator.

**Bedroom Three:** 8' 10" x 7' 10" (2.7m x 2.4m), Window, radiator.

**Bathroom:** 7' 7" x 7' 3" (2.3m x 2.2m), Three piece suite, tiled splash-backs, over-bath shower.





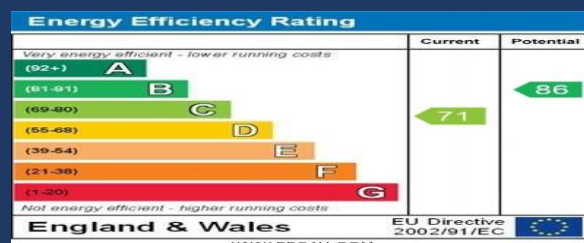
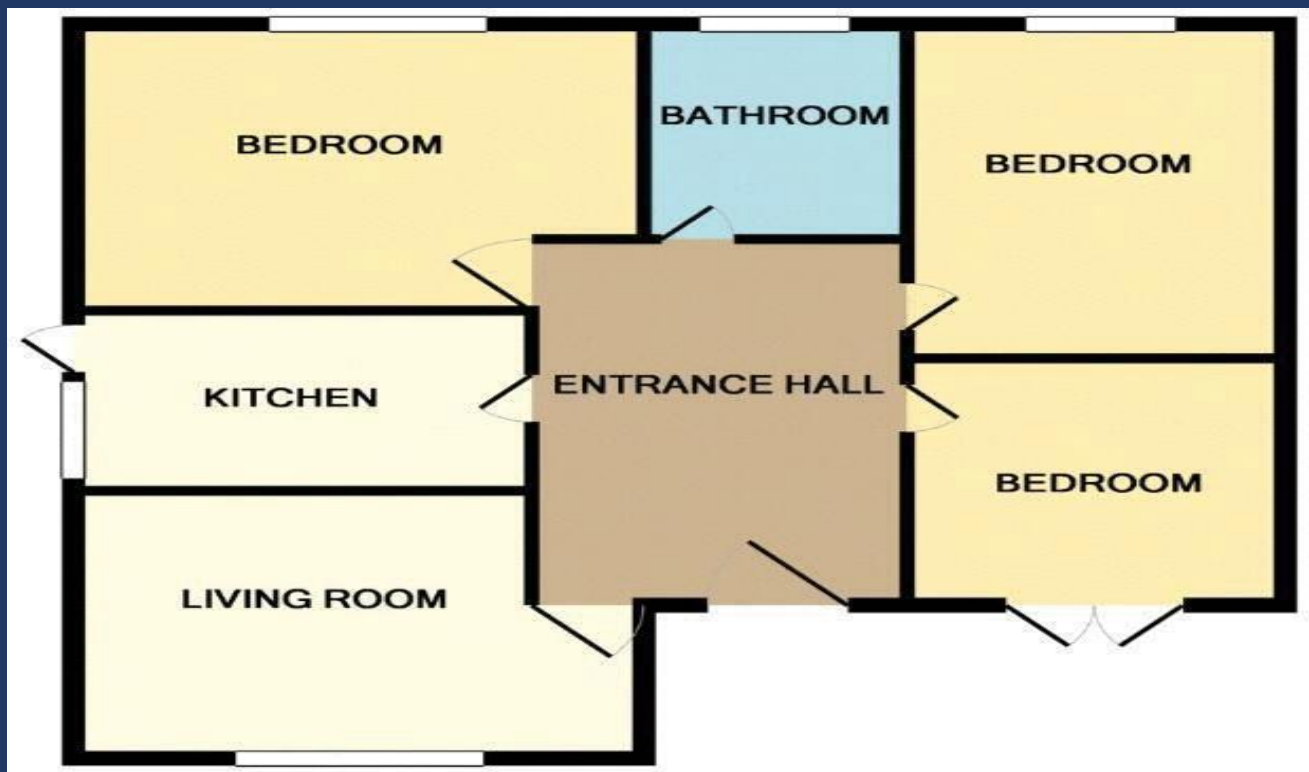
**Outside:** Enclosed gardens to front and rear with garage and off road parking.

**Services:** All main services are 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.

**01594 823033**



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**