



FREEHOLD

£260,000



60 RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AE

- BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE
- BESPOKE FITTED KITCHEN
- UTILITY ROOM
- CONSERVATORY
- GREAT SIZED GARDENS WITH VIEWS
- COSY LIVING ROOM WITH WOOD BURNER
- DOWNSTAIRS FAMILY SHOWER ROOM
- SEPARATE W.C.
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING

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60 RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AE

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS STUNNING THREE BEDROOM SEMI-DETACHED HOUSE, BELIEVED TO DATE BACK TO 1880, WITH FAR REACHING WOODLAND VIEWS. THE PROPERTY HAS BEEN SYMPATHETICALLY RENOVATED BY THE CURRENT OWNERS AND FEATURES INCLUDE ORIGINAL FLOORBOARDS AND A BESPOKE COUNTRY STYLE SOLID WOOD KITCHEN.

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.

A resin pathway leads to the front of the property where a composite front door with a glass panels leads you into -

Lounge: 11' 10" x 16' 1" (3.60m x 4.90m), A cosy room with the centrepiece being a multi-fuel burner with oak mantle and original, exposed stone beam, original oak floorboards, radiator, windows to front with lovely outlook, under-stairs cupboard and alcove for display. Door to -

Kitchen: 13' 1" x 9' 7" (3.98m x 2.92m), Beautifully fitted at wall and base level with bespoke wooden units giving a country style appeal. There is a Belfast sink with mixer tap, Range style oven with extractor over, tiled flooring, room for breakfast table and windows to two aspects.



Utility room: 14' 2" x 5' 8" (4.31m x 1.73m),

This room has a range of wall and base units for ample storage, plumbing for automatic washing machine & dish washer, space for tumble dryer and fridge/freezer, radiator.

Family Shower Room: Newly fitted suite comprising circular shower cubicle with Triton electric shower, sink unit with vanity cupboard under, push button low level W.C., Aqua border splash-backs, tile effect flooring, extractor fan, radiator.

To the far end of the utility room, door to -

W.C.: Suite comprising wash hand basin with tiled splash-backs, push button W.C, tile effect floor, radiator, window with obscured glass.



Conservatory: 9' 3" x 6' 9" (2.82m x 2.06m), UPVC double glazing with double patio doors opening to the back garden, wooden wall panelling, tiled floor, radiator.

From lounge, stairs to -

First Floor Landing: Access to loft which is fully boarded and has gas boiler for central heating.

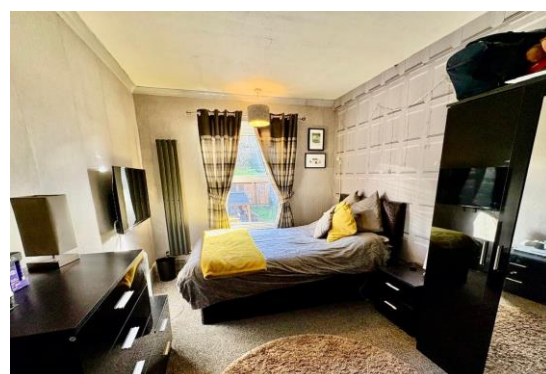
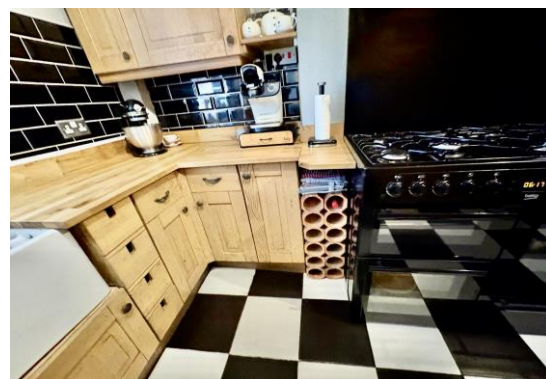
Master bedroom: 14' 10" x 11' 11" (4.52m x 3.63m), Two UPVC double glazed windows give a stunning outlook across the beautiful forest, providing enjoyment through all seasons, vertical radiator, pendant lighting.

Bedroom Two: 12' 11" x 8' 6" (3.93m x 2.59m), UPVC window overlooks the rear garden, pendant lighting airing cupboard with emersion for hot water.

Bedroom Three: 9' 9" x 6' 0" (2.97m x 1.83m), Again having views over the garden to the rear, pendant lighting, radiator.

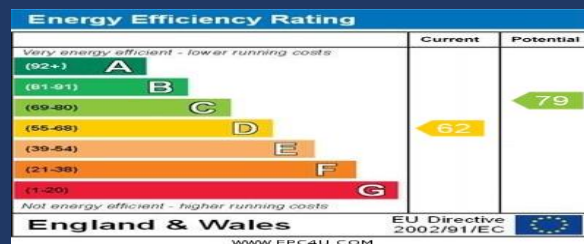
Outside: A resin pathway leads to a low maintenance courtyard style garden with ornamental slate and walled boundary. A path leads to a gate which in turn opens into the rear garden which is generously sized and thoughtfully arranged to provide distinct areas for seating, outdoor dining, and a large lawn, making it ideal for both entertaining and family enjoyment. There is a large decked area for outdoor entertaining, a greenhouse, wooden summerhouse giving amazing views over the rooftops towards the forest. The garden has 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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