



**FREEHOLD**

**£250,000**



**124A, RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 3AH**

- DETACHED BUNGALOW
- KITCHEN/DINING ROOM
- POTENTIAL FOR EXTENSION (SUBJECT TO NECESSARY CONSENTS)
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING
- TWO BEDROOMS
- LOUNGE
- GOOD SIZED GARDEN
- REQUIRING SOME UPDATING
- DETACHED GARAGE AND PARKING

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## 124A, RUSPIDGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3AH

SITUATED IN THE POPULAR VILLAGE OF RUSPIDGE AND NATURALLY BOUNDED BY EXTENSIVE WOODLAND, A DETACHED 1950'S TWO BEDROOM BUNGALOW WITH GOOD SIZED GARDENS AND PLEASANT OUTLOOK, REQUIRING SOME UPDATING AND REPAIR BUT HAVING MASSES OF POTENTIAL FOR EXTENSION TO PROVIDE THREE/FOUR BEDROOMED ACCOMMODATION SUBJECT TO THE NECESSARY CONSENTS.

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.

Entrance door to inner porch with door to -

**Hall:** Radiator, herringbone patterned hardwood floor, loft access.

**Lounge:** 13' 11" x 11' 10" (4.23m x 3.6m), Fireplace, wood-burning stove, bay window to front with views, radiator.

**Kitchen/Dining Room:** 12' 2" x 10' 2" (3.7m x 3.1m), Fitted at wall and base level with cottage light oak fronted units, sink unit, gas hob, double oven, tiled splash-backs, walk-in larder, gas fire with back boiler for central heating and domestic hot water, window to side, door to rear porch.



**Bathroom:** Three piece suite, tiling to walls and floor, window, radiator.

**Bedroom One:** 10' 10" x 9' 10" (3.3m x 3m), Window to front with views, radiator, built-in cupboard.

**Bedroom Two:** 11' 6" x 10' 2" (3.5m x 3.1m), Window to rear, radiator, built-in wardrobe. Agent's Note: There is damage to the ceiling in this room caused by a water leak (now fixed).

**Cellar:** 13' 1" x 9' 10" (4m x 3m), Accessed from outside, of limited head height.



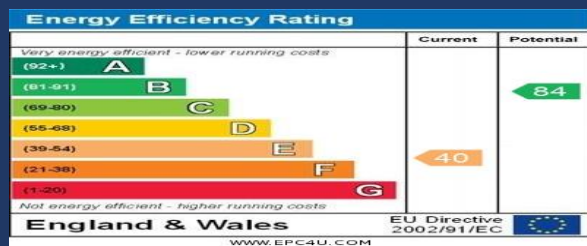
**Outside:** Garden to the front with grassed area and mature shrubs. There is side access to the rear garden with covered area, two outbuildings - subdivided (39' 4" x 23' 0" (12m x 7m), greenhouse, garden shed, grassed area, shrubs and trees, approximately 120 ft. in length. Nearby there is a detached garage with parking for two 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.

**01594 823033**



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