FREEHOLD

£180,000



18 HART GREEN, CINDERFORD, GLOUCESTERSHIRE, GL14 3AB

- TWO BEDROOMS
- KITCHEN/DINER
- BATHROOM
- LOUNGE
- UTILITY
- DOUBLE PLOT WITH POTENTIAL FOR EXTENSION/NEW BUILD SUBJECT TO CONSENT

18 HART GREEN, CINDERFORD, GLOUCESTERSHIRE, GL14 3AB

A SPACIOUS TWO BEDROOMED END TERRACE HOUSE IN NEED OF SOME UPDATING AND REDECORATION BUT ALSO SITUATED ON A LARGE DOUBLE PLOT WITH POTENTIAL FOR EXTENSION/PLOT WITH 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 approximately 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 -

Hall: Door to -

Lounge: 13' 1" x 13' 5" (4m x 4.1m), Window to front, radiator, tiled fireplace.

Kitchen/Diner: 12' 6" x 7' 10" (3.8m x 2.4m), Sink unit, plumbing for washing machine, built-in cupboard.





Utility/Side Hall: 11' 2" x 8' 2" (3.4m x 2.5m), Door to front, gas boiler for central heating and domestic hot water.

Bedroom One: 16' 9" x 9' 5" (5.1m x 2.87m), Window to front, radiator, built-in cupboard.

Bedroom Two: 12' 2" x 8' 2" max. (3.7m x 2.5m), Window to rear, radiator.

Bathroom: Two piece suite, radiator.

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Associated offices also at Coleford, Lydney and Gloucester.

Separate W.C.: W.C., wash hand basin.

Outside: , Large double plot with potential for extension/New build - subject to consent. Large paved parking area to front, lawned area to rear and patio.

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.

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

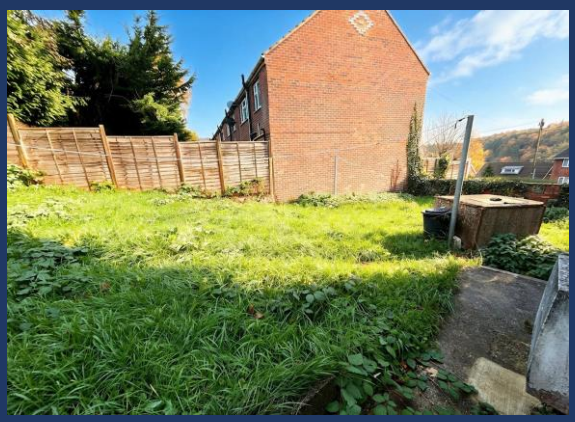


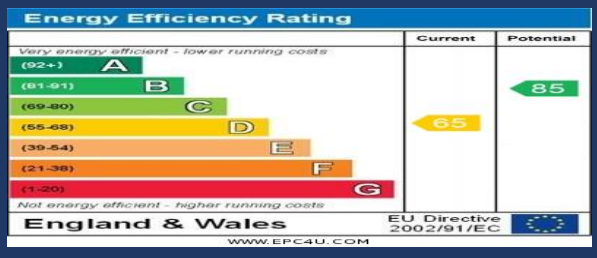
1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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