

Hideaway 184A Ruspidge Road
Cinderford GL14 3AS

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

Steve Gooch Estate Agents are delighted to offer for sale this WELL-PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME, IDEALLY SUITED TO FAMILY LIVING. The property offers SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, COMPLEMENTED BY A DETACHED SINGLE GARAGE, AMPLE OFF-ROAD PARKING AND ENCLOSED GARDENS ENJOYING ATTRACTIVE WOODLAND VIEWS all being OFFERED FOR SALE WITH NO ONWARD CHAIN.

Ruspidge is a small village located in the Forest of Dean district of Gloucestershire. It is situated approximately 2 miles (3 kilometres) southeast of the town of Cinderford.

Ruspidge benefits from its location within the Forest of Dean, allowing residents to enjoy the natural beauty and recreational opportunities that the area offers. The forest is home to various wildlife species and provides an ideal setting for nature walks and wildlife spotting.

The village features a mix of residential properties, including traditional stone cottages and more modern housing developments. The surrounding countryside provides opportunities for outdoor activities such as walking, cycling, and exploring the woodlands.

While Ruspidge is a small village, it provides some essential amenities for its residents. These include a local shop, a primary school, a village hall, and a few local businesses. The village is also in proximity to nearby towns and villages where additional services and facilities can be found.



The property has a tiled canopy porch and is accessed via an obscure glazed door giving access to:

ENTRANCE HALL
Ceiling light, mains wired smoke alarm, single radiator, alarm control panel, consumer unit, power points, tiled flooring, understairs storage cupboard.

LOUNGE
11'6" x 23'9" (3.51m x 7.24m)
Ceiling lights, feature fireplace with living flame gas fire inset, marble effect surround, power points, TV & telephone points, three single radiators, front aspect window overlooking front courtyard with views towards forest and woodland in the distance, French doors with integral blinds opening to the rear garden.

UTILITY
5'10" x 9'0" (1.78m x 2.74m)
Ceiling light, extractor fan, single bowl, single drainer stainless steel sink unit with mixer tap, rolled edge worktops with matching upstands, power points, central heating control, wall mounted gas heating and hot water boiler, range of base and wall mounted units, single radiator, tiled floor, plumbing for automatic washing machine, space for tumble dryer, rear aspect door.

KITCHEN
11'10" x 9'8" (3.61m x 2.95m)
One and a half bowl, single drainer stainless steel sink with dual operated mixer tap over, integrated fridge/freezer, dishwasher, power points, four ring gas hob with glass splashback, electric double oven beneath, filter hood over, tiled surrounds, rolled edge worktops with matching upstands, tiled floor, single radiator, rear aspect window overlooking the garden.

DINING ROOM
11'9" x 9'10" (3.58m x 3.00m)
Ceiling light, single radiator, power points, front aspect window overlooking front garden with views towards forest and woodland, wooden panel door gives access to:

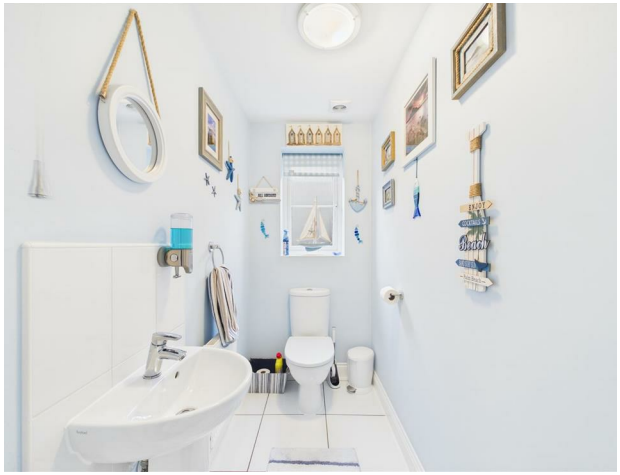
CLOAKROOM
6'3" x 3'6" (1.91m x 1.07m)
Comprises white close coupled WC, pedestal wash hand basin with monobloc mixer tap, tiled splashback, tiled flooring, single radiator, ceiling light, extractor fan, side aspect obscure window.













Stairs leading to the first floor

LANDING

Access to roof space, ceiling light, single radiator, power points, airing cupboard housing the hot water cylinder and with slatted shelving.

BEDROOM ONE

12'1" x 11'5" (3.68m x 3.48m)

Ceiling light with fan, power points, single radiator, built in double wardrobe, TV point, front aspect window overlooking front garden and views towards forest and woodland. White panel door gives access to:

EN-SUITE

5'10" x 5'0" (1.78m x 1.52m)

Shower cubicle with tiled enclosure, mains fed shower fitted, pedestal wash hand basin with monobloc mixer tap over, close coupled WC, tiled splashbacks, tiled floor, inset ceiling spots, extractor fan, chrome heated towel radiator, front aspect obscure window.

BEDROOM TWO

11'9" x11'5" (3.58m x3.48m)

Ceiling light, power point, single radiator, built-in double wardrobe, front aspect window with garden and woodland views.

BEDROOM THREE

9'4" x 9'11" (2.84m x 3.02m)

Ceiling light, power points, single radiator, built-in double wardrobe, rear aspect window overlooking the rear garden.

BEDROOM FOUR

8'4" x 11'11" (2.54m x 3.63m)

Ceiling light, single radiator, power points, single built-in wardrobe, rear aspect window.

FAMILY BATHROOM

9'1" x 6'4" (2.77m x 1.93m)

White suite with side panelled bath with shower mixer tap fitting over, tiled surrounds, pedestal wash hand basin with monobloc mixer tap, tiled splashback, close coupled WC, separate shower cubicle with tiled enclosure, mains fed shower, tiled flooring, inset ceiling spot, extractor fan, rear aspect window,

OUTSIDE

Paved pathway to the front door, gravel areas either side, personal gate in stone wall encloses the front garden. Gated access to the parking for up to five vehicles in the enclosed garden area, raised patio and seating area, summerhouse, steps lead up to the lawned area, outside lighting, outside tap. The property benefits from UPVC fascias and guttering.

GARAGE
A detached single garage with up and over door, power and lighting.

SERVICES
Mains electricity, gas, water and drainage

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent Water Authority - Rate TBC

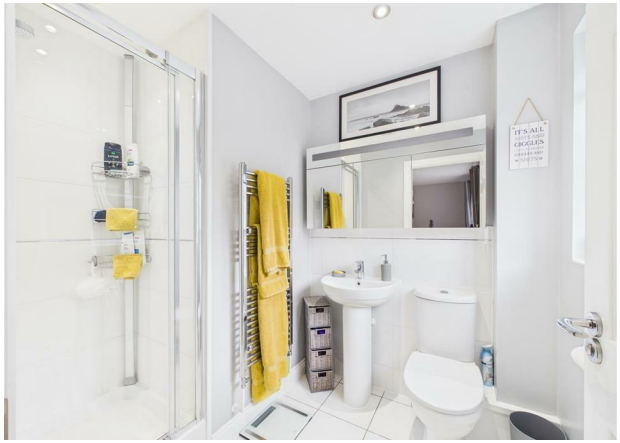
LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Freehold

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.









DIRECTIONS

From Mitcheldean take the A4136 over Plump Hill in the direction of Cinderford & Coleford. Turn left at the traffic lights at Nailbridge, signposted Cinderford. Continue along passing the petrol station on the right, turning right just after into Valley Road. Proceed along here, continuing over the mini roundabout until reaching the T junction with St Whites Road. Turn left then take the third right on to Ruspidge Road, continue down the road, passing the playing field on the right hand side, some way further down the road the property can be found on the left hand side as per our For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

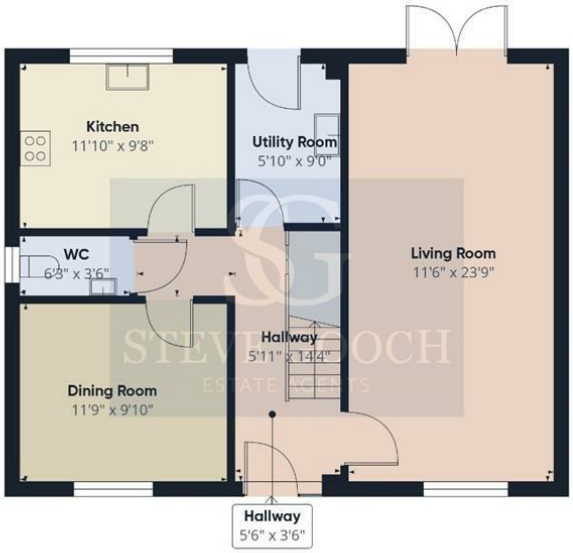
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

