



## 11 Michaels Way

Sling, Coleford, GL16 8LZ

£220,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer this link detached house located in Sling, Coleford.

The home features a generous lounge diner with double sliding doors to the front, a well-equipped kitchen with ample storage, two spacious bedrooms, and a large garden laid to lawn garden with various mature shrubs and bushes.

This property offers parking for several vehicles, a small laid to lawn area, and a hedged perimeter. At the rear, you will find another laid to lawn space, a patio area ideal for entertaining with loved ones, and a foundation for a shed.

The property is situated in the idyllic village of Sling, a short distance from Coleford Town centre offering many amenities such as supermarkets, a cinema, doctors surgeries and independent shops and cafes.



#### Approach via:

#### Lounge/ Diner:

UPVC double glazed sliding doors to the front, a single panelled radiator, power and lighting.

#### Kitchen:

A range of base, wall and drawer units, a stainless steel one and a half bowl sink drainer unit, space and plumbing for a washing machine, a double oven, four ring gas hob, an extractor hood, an integrated fridge, an integrated freezer, UPVC double glazed window, power and lighting.

#### First Floor Landing:

Single panelled radiator, loft access, smoke alarm, access to both bedrooms and a bathroom, storage cupboard, power and lighting.

#### Bedroom One:

UPVC double glazed window, single panelled radiator, storage cupboard, power and lighting.

#### Bedroom Two:

UPVC double glazed window, single panelled radiator, power and lighting.

#### Rear Entrance:

Door into the ground floor hallway, UPVC double glazed door to rear, space for a tumble dryer, single panelled radiator, stairs to first floor, access to the lounge and kitchen, power and lighting.

#### outside:

The front of the property features off road parking for several vehicles, a small laid to lawn area, and a hedged perimeter. At the back, there is a lawned area, a compact patio, and a foundation for a shed.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



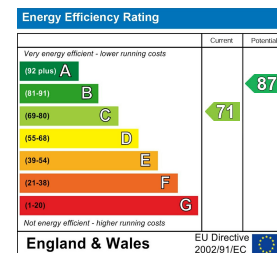
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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