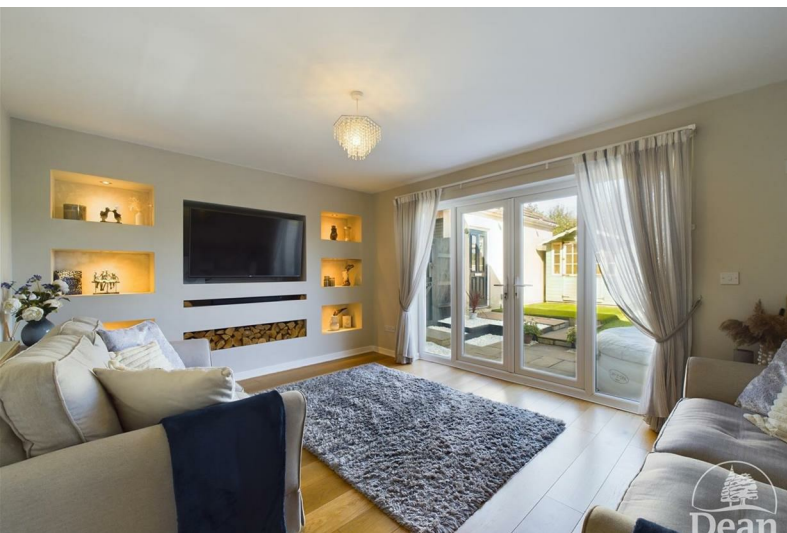




## 3 New House Chepstow Road

Sling, Coleford, GL16 8JF

£325,000



**\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Dean Estate Agents are delighted to offer for sale this immaculately presented four bedroom semi-detached home benefiting from off road parking and a garage. The bedrooms are arranged over both the first floor and the master bedroom on the second level. The gardens are very private, with an electric roller door garage.

We recommend that you schedule a viewing as soon as possible because we are convinced that the property will be in high demand given its condition and location.

There are two fine pub restaurants within a five minute walk of the property, as well as the Sling Social Club that welcomes all. There are many visitor attractions including the Clearwell Caves, and local Castle. Within less than five minutes by car, you reach Perrygrove Railway, open for steam train rides; the famous Puzzlewood, star of many films; along with the 'Scarr' bandstand that holds music events during the summer months. Not forgetting all the countryside walks in the Forest of Dean.



The accommodation comprises the following:

The property is approached via a UPVC part-glazed

**Entrance Hallway:**

13'3" x 3'5" (4.06 x 1.06)

Stairs to first floor, power point, wood flooring, radiator, Google Nest thermostat for the central heating system, ceiling spotlights, smoke alarm and an under-stairs storage cupboard.

**Cloakroom:**

6'1" x 2'10" (1.86 x 0.87)

With low-level W.C, vanity wash hand basin, wall-mounted chrome heated towel rail, tiled flooring, ceiling spotlights, an extractor fan and UPVC half Georgian bar sash window to front aspect.

**Kitchen/Breakfast Room:**

13'4" x 9'1" (4.06m x 2.77m )

Contemporary style kitchen comprising of base and eye level units and drawers, rolled edge worktop surfaces with tiled splash-backs, ceramic single drainer sink unit with flexi mixer tap, an electric oven, gas hob, an integrated washing machine and dishwasher, Haier American fridge freezer, a wine rack, wall-mounted Baxi gas fired boiler, TV point, ceiling spotlights, smoke alarm, patterned flooring and UPVC double glazed half Georgian bar window to front aspect.

**Lounge/Dining Room:**

16'2" x 11'6" (4.95 x 3.53 )

As you enter the lounge your attention is immediately focused on the media wall which has been newly fitted for a more modern look. This media wall has a large, space for a TV in the middle, and three shelves either side with spotlights. UPVC double glazed French style doors with glazed side panels to the rear garden, power points and a TV point.

**First Floor Landing:**

10'8" x 3'7" (3.27 x 1.11)

Stairs to second floor, radiator, power point and ceiling spotlights.

**Bedroom Two:**

12'4" x 8'11" (3.78 x 2.72 )

UPVC double glazed half Georgian bar sash window to rear aspect, power points, fitted wall lights either side of the bed, a TV point, radiator and built-in double wardrobe with hanging rail and shelving.

**Bedroom Three:**

10'4" x 9'1" (3.15 x 2.77 )

Front aspect with UPVC double glazed half Georgian bar sash window, fitted wall lights either side of the bed, radiator, power points and built-in wardrobe.

### Bedroom Four:

8'3" x 6'11" (2.54 x 2.11 )

UPVC double glazed half Georgian bar sash window to rear aspect, radiator and power points.

### Bathroom:

6'0" x 6'8" (1.84 x 2.05)

A contemporary three-piece suite comprising low-level W.C, vanity wash hand basin, bath with a waterfall tap and rain-head mixer shower, chrome heated towel rail, tiled walls and flooring, an extractor fan and UPVC double glazed half Georgian bar sash window to front aspect.

### Second Floor Landing:

Velux window to front aspect and ceiling spotlights.

### Master Bedroom:

15'5" x 9'10" (4.70 x 3.00)

Velux windows to front and rear aspects, power points, radiator, eaves storage, ceiling spotlights and door to the ensuite.

### Ensuite:

8'6" x 3'6" (2.60 x 1.08)

A three-piece suite comprising a low-level W.C, vanity wash hand basin, shower cubicle with tiled surround, tiled floor, an extractor fan and Velux window to front aspect.

### Outside:

To the front of the property, you are met with an enclosed front garden surrounded by wrought iron railings and gates. There are two access routes to the front entrance, both with an Indian Sandstone pathway surrounded by slate chippings. One access consists of two steps, while the other access is a ramp leading from the driveway, suitable for wheelchair access. There is a block-paved driveway with off-road parking for several vehicles.

The rear garden benefits from plenty of privacy when getting together with friends and family. There is a large patio area with an outside socket, perfect for a hot tub or outside furniture. There is artificial grass laid to the mid-section of the garden, allowing the garden to be low-maintenance. Beyond this, you will find another patio area and a summerhouse. There is side access to the driveway and side access into the garage.

### Garage:

17'0 x 8'11 (5.18m x 2.72m)

With a remote controlled roller shutter door, power and lighting and a door to the side opening onto the rear garden.



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These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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



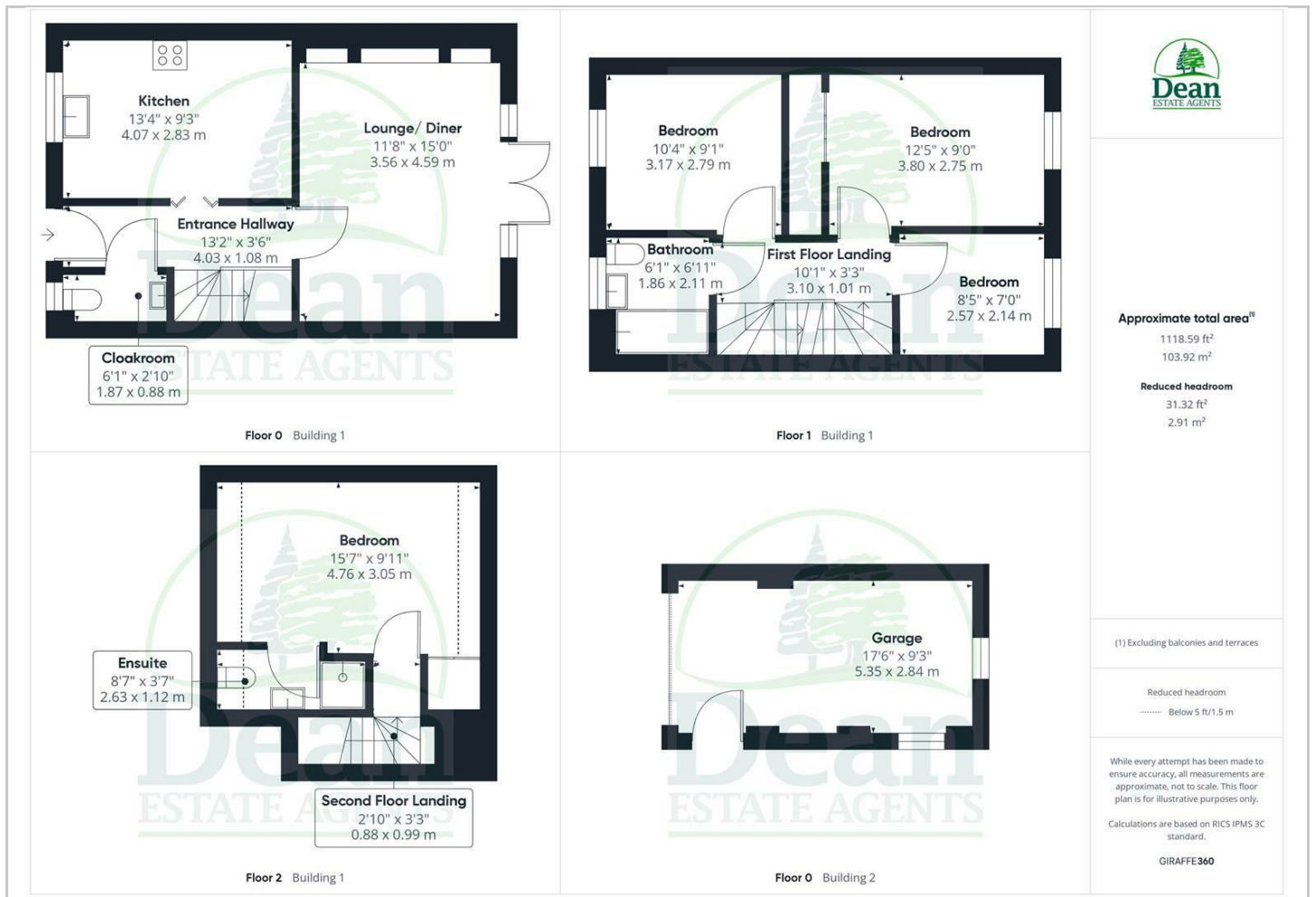
## Hybrid Map



## Terrain Map



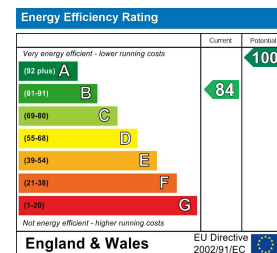
## Floor Plan



## 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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