



5 Strathmore Gardens

Sling, Coleford, GL16 8JQ

Offers Over £258,000



*** VIRTUAL TOUR AVAILABLE *** This property offers a comfortable living accommodation set over two floors. The ground floor comprises on an entrance a with utility space, entrance hallway, fitted kitchen, lounge with a gas fireplace, dining room with doors leading out to the rear garden, a ground floor bedroom (or another sitting room/office space), and a family bathroom. The first floor comprises of the open plan landing, and two bedrooms (one with access to eaves storage). Outside, to the front of the property there is a pathway which leads from the access gate to the front door, a large lawned area with a variety of shrubs and flowers to each side. To the rear of the property, there is a patio area with access to garden shed for storage, and a decked area opening up from the dining room. These spaces provide a perfect area for outdoor entertaining, and there is also a laid to lawn section and space for planting/growing different flowers/plants. The garden has both fence and brick boundaries.

Sling is located between Clearwell and Bream and is just south of the village of Milkwall. The closest town is Coleford, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants, Primary and secondary schooling and two separate Golf Courses.

A wider range of facilities are 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.



Approach via the front door into:

Entrance Hallway/ Utility:

19'10" x 5'5" (6.07m x 1.67m)

Entrance is through to utility area. Fitted units, space and plumbing for washing machine/tumble dryer, space for fridge freezer, doors to front and rear aspect, windows to side aspect, laminate flooring, access through to hallway.

Hallway:

341'2" x 5'8" (104m x 1.73m)

Laminate flooring, access through to; kitchen, dining room, bathroom, lounge, and bedroom (or sitting room/office), stairs leading up to first floor.

Kitchen:

10'11" x 9'9" (3.33m x 2.99m)

Window to front aspect, fitted units at eye and base level with worktop space, tiled splash backs, plumbing and space for dishwasher, sink unit with mixer tap, gas range cooker, tiled flooring.

Lounge:

14'9" x 10'5" (4.51m x 3.20m)

Window to front aspect, radiator, laminate flooring, gas fireplace

Dining Room:

11'10" x 10'3" (3.61m x 3.14m)

Laminate flooring, radiator, fitted cupboards with storage space, access through to decking in rear garden via patio doors.

Bedroom Three:

8'0" x 10'0" (2.46m x 3.05m)

Window to rear aspect, radiator. Could be utilised as a second sitting room, kids play room or an office space.

Bathroom:

6'7" x 6'5" (2.01m x 1.96m)

Fully tiled walls and flooring, three piece suite comprising; WC, wash hand basin and bath with shower head over.

First Floor Landing:

2'11" x 0'6" (0.90m x 0.16m)

Access to both bedrooms.

Bedroom One:

20'0" x 11'1" (6.12m x 3.40m)

'L' shaped room, laminated flooring, access to eaves storage and cupboards, patio doors to side aspect with small balcony.

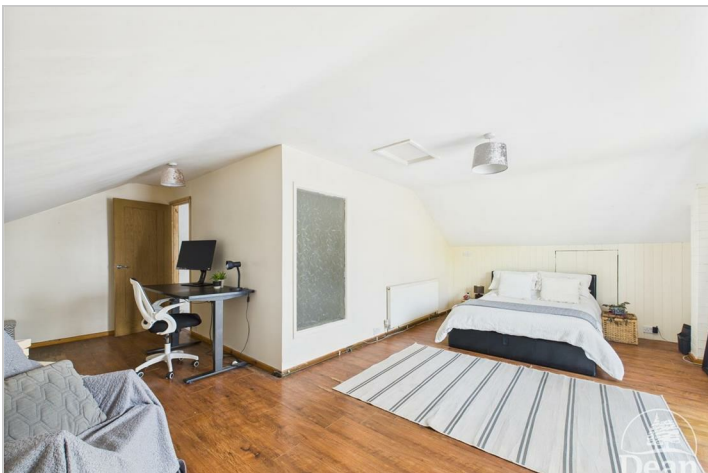
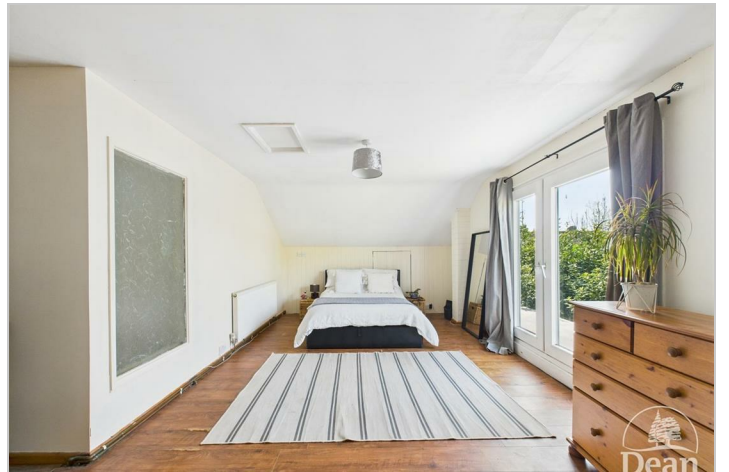
Bedroom Two:

11'0" x 9'10" (3.37m x 3.00m)

Window to front aspect, radiator.

Outside:

To the front of the property, there is a pathway leading up to the property, and a large lawned area with a variety of shrubs and flowers to each side. To the rear of the property, there is a patio area with access to the garden shed which has electric, making this an ideal space for a workshop as well as a storage area. There is also a decked area opening up from the dining room. These spaces provide a perfect space for outdoor entertaining, and there is also a lawned area and space for planting/growing different flowers/plants. The garden has both fence and brick boundaries.



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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

Floor 0

Floor 1

Approximate total area⁽¹⁾

1097.69 ft²
101.98 m²

Reduced headroom

25.86 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

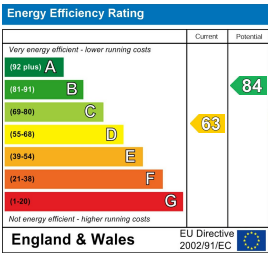
Calculations are based on RICS IPMS 3C standard.

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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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