



23 Clays Road

Sling, Coleford, Gloucestershire, GL16 8LJ

£249,950



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this spacious, bright and airy bungalow with front and rear gardens, ample off road parking with block paving and a detached garage. There is a good sized entrance porch leading to the entrance hallway, the hallway then has access to all rooms. There is a modern, fitted kitchen, large lounge/diner, shower room and two bedrooms.

The front garden is low maintenance with a gravelled area with flower borders and mature shrubs, to the rear of the property there is a gravelled area which leads down to a selection of different flowers and shrubs with steps down. The property benefits from solar panels, gas central heating, a new roof (2 years ago) and UPVC double glazed windows.



Approached via UPVC double glazed front door into:

Entrance Porch:

10'9" x 3'1" (3.30m x 0.94m)

Door to entrance hallway, single glazed windows.

Entrance Hallway:

Doors to lounge, kitchen, bedrooms and shower room, double panelled radiator, power & lighting, consumer unit, two storage cupboards.

Lounge/Diner:

19'0" x 10'1" (5.80m x 3.09m)

Sliding UPVC double glazed doors to the front garden, double panelled radiator, power and lighting.

Kitchen:

12'10" x 6'10" (3.92m x 2.09m)

A range of base units, wall units and drawers, worktops, oven, gas hob with extractor over, one and a half sink, space for fridge/freezer, space and plumbing for washing machine and slimline dishwasher, wall mounted gas combi boiler, vinyl flooring, UPVC double glazed window to side aspect, UPVC double glazed window to front aspect.

Bedroom One:

14'6" x 7'10" (4.43m x 2.39m)

UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

Bedroom Two:

9'3" x 8'9" (2.82m x 2.68m)

UPVC double glazed window to rear aspect, double panelled radiator, power & lighting.

Shower Room:

8'0" x 6'2" (2.46m x 1.88m)

Walk in shower with electric shower and curtain, W.C., vanity unit with inset wash hand basin, bidet, mirror, tiled walls, heated towel rail, vinyl waterproof flooring, lighting, UPVC double glazed window into entrance porch.

Outside:

The front garden is low maintenance with a gravelled area with flower borders and mature shrubs, there is gated access onto the block paved driveway leading to the garage. The rear of the property there is a gravelled area which leads down to a selection of different flowers and shrubs with steps down, there is an outside tap.

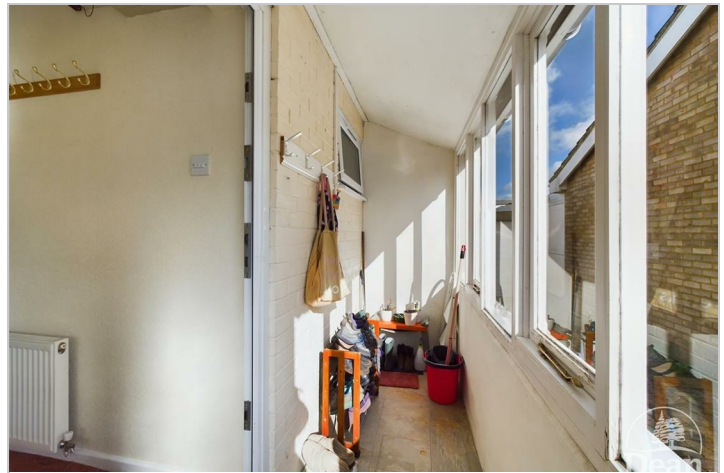
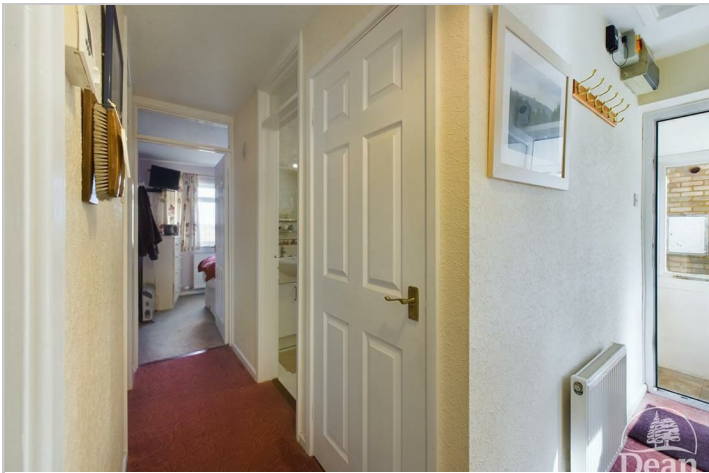
Garage:

16'3" x 8'9" (4.97m x 2.67m)

Up & over door, power

Agents Note:

The solar panels are owned by vendor.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – 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



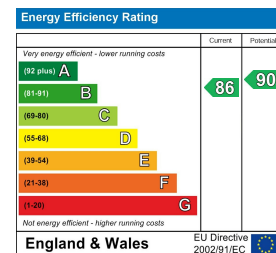
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.