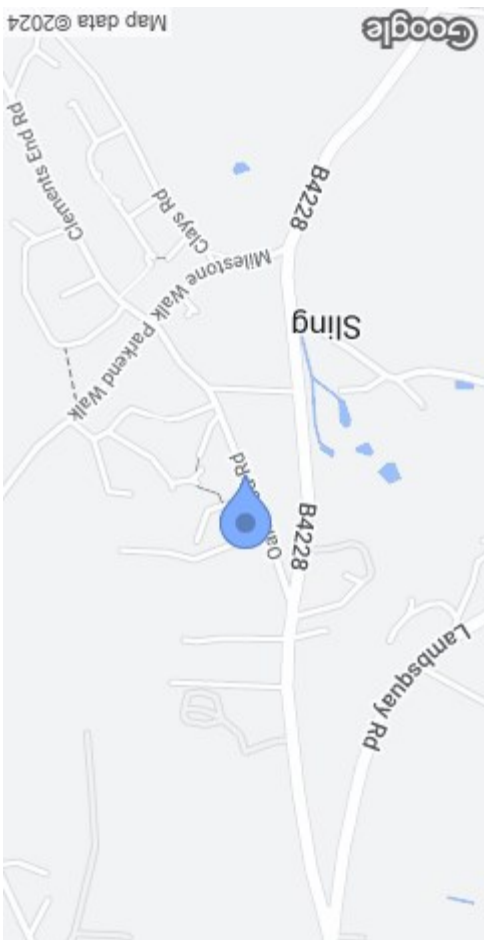




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environment Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>103 kWh/m² or less</td></tr> <tr><td>B</td><td>81-102 kWh/m²</td></tr> <tr><td>C</td><td>61-80 kWh/m²</td></tr> <tr><td>D</td><td>41-60 kWh/m²</td></tr> <tr><td>E</td><td>21-40 kWh/m²</td></tr> <tr><td>F</td><td>11-20 kWh/m²</td></tr> <tr><td>G</td><td>1-10 kWh/m²</td></tr> </table>	A	103 kWh/m ² or less	B	81-102 kWh/m ²	C	61-80 kWh/m ²	D	41-60 kWh/m ²	E	21-40 kWh/m ²	F	11-20 kWh/m ²	G	1-10 kWh/m ²	<table border="1"> <tr><td>A</td><td>103 g/kWh or less</td></tr> <tr><td>B</td><td>81-102 g/kWh</td></tr> <tr><td>C</td><td>61-80 g/kWh</td></tr> <tr><td>D</td><td>41-60 g/kWh</td></tr> <tr><td>E</td><td>21-40 g/kWh</td></tr> <tr><td>F</td><td>11-20 g/kWh</td></tr> <tr><td>G</td><td>1-10 g/kWh</td></tr> </table>	A	103 g/kWh or less	B	81-102 g/kWh	C	61-80 g/kWh	D	41-60 g/kWh	E	21-40 g/kWh	F	11-20 g/kWh	G	1-10 g/kWh
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GROUND FLOOR



£325,000

This TWO BEDROOM DETACHED BUNGALOW offers TREMENDOUS POTENTIAL, occupying a plot of A FIFTH OF AN ACRE, with SCOPE TO EXTEND AND IMPROVE. Benefitting from OFF ROAD PARKING, SINGLE GARAGE, UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

Sling is located in the delightful Forest of Dean, just outside of the historic market town of Coleford. 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, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education.



Property is accessed via partly glazed UPVC door into:

ENTRANCE HALL

15'3 x 4'10 (4.65m x 1.47m)

Access to loft space, power point, radiator, door into an airing cupboard housing hot water tank.

LOUNGE

14'6 x 11'5 (4.42m x 3.48m)

Feature fireplace with open fire, power points, radiator, television point, front aspect double glazed UPVC window.

KITCHEN

14'6 x 11'5 (4.42m x 3.48m)

Range of wall, draw and base mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer top above, gas fired central heating boiler, space for cooker, space for washing machine, built in storage cupboard, sliding door gives access into:

CONSERVATORY

12'10 x 5'11 (3.91m x 1.80m)

Radiator, power points, side and rear aspect double glazed UPVC windows, rear aspect double glazed UPVC door out onto rear garden.

BEDROOM 1

11'10 x 11'10 (3.61m x 3.61m)

Radiator, power points, rear aspect double glazed UPVC window.

BEDROOM 2

11'10 x 11'5 (3.61m x 3.48m)

Radiator, power points, front aspect double glazed UPVC window.

BATHROOM

6'9 x 5'4 (2.06m x 1.63m)

White suite comprising of panelled bath, pedestal wash hand basin, W.C, radiator, tiled walls, rear aspect double glazed UPVC frosted window.

OUTSIDE

To the front of the property double wrought iron gates give access onto the driveway, providing off road parking for several cars. This in turn leads to an Up and Over door providing access to the garage. The front garden comprises of mature planting with shrubs and bushes.

The West facing rear garden is accessed via gates either side of the property, totalling one fifth of an acre and comprising of a large lawned area, historical vegetable patches, mature shrubs and bushes, green house, separate storage shed and patio seating area.

GARAGE

16'0 x 8'5 (4.88m x 2.57m)

STORE ROOM

8'4 x 6'8 (2.54m x 2.03m)

Accessed via the rear garden.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

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

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre head South out of Coleford along the B4228, turn left onto Oakwood Road signposted for Sling where the property can be found after a short distance on the right hand side.

PROPERTY SURVEYS

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

