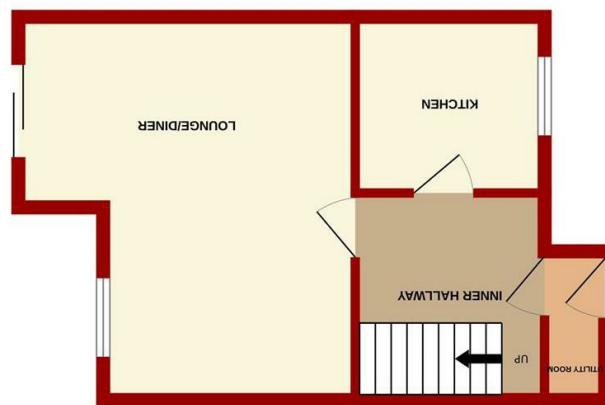
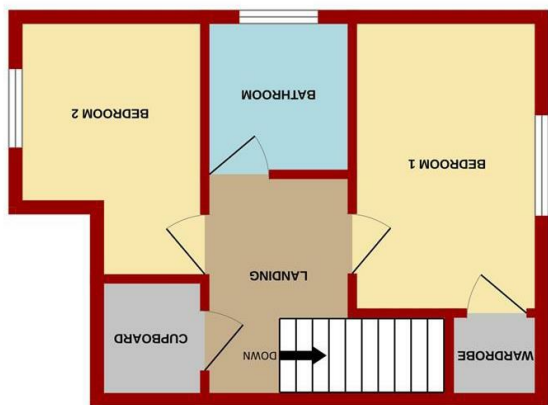
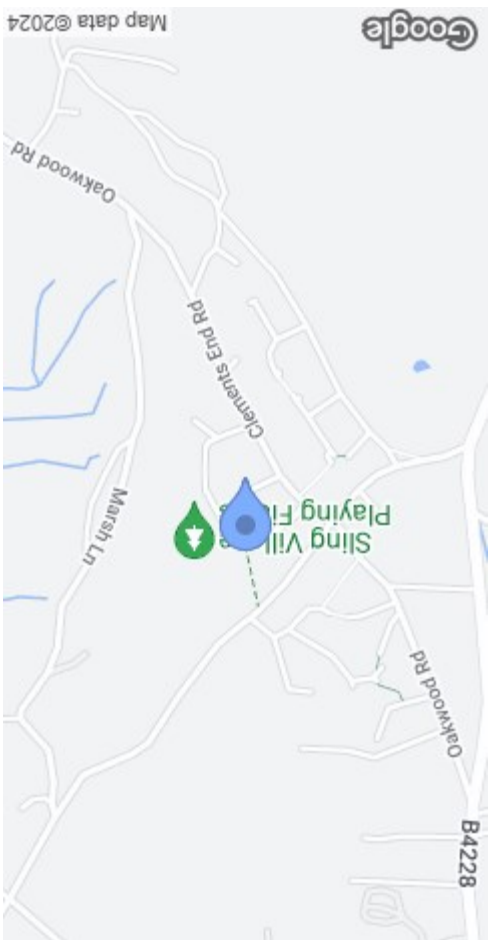




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating



11 Michaels Way
 Sling, Coleford GL16 8LZ

£220,000

TWO BEDROOM LINK DETACHED PROPERTY SITUATED IN THE POPULAR AREA OF SLING HAVING TWO DOUBLE BEDROOMS, AMPLE OFF ROAD PARKING, ENCLOSED REAR GARDEN AND NO ONWARD CHAIN.

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.



LOUNGE/DINING ROOM

16'0 x 14'1 (4.88m x 4.29m)

Accessed via sliding upvc doors, radiator, power points, television point, front aspect upvc double glazed window, door to:

INNER HALLWAY

Radiator, stairs to first floor landing, partly glazed wooden door to utility room, door to:

KITCHEN

7'11 x 7'6 (2.41m x 2.29m)

A range of base, drawer and wall mounted units, built in oven, built in four ring gas hob, extractor fan, stainless steel one and a half bowl single drainer sink unit with tap over, power points, space for washing machine, rear aspect upvc double glazed window.

UTILITY ROOM

6'2 x 2'7 (1.88m x 0.79m)

Space for washing machine, power points, rear aspect partly glazed upvc door giving access to the garden.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, power points, access to loft space, cupboard space, door to:

BEDROOM 1

11'0 x 9'10 (3.35m x 3.00m)

Radiator, power points, internet point, telephone point, built in wardrobe, rear aspect upvc double glazed window.

BEDROOM 2

11'0 x 7'10 (3.35m x 2.39m)

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

BATHROOM

7'4 x 5'4 (2.24m x 1.63m)

Modern panelled corner bath with shower attachment and taps over, close coupled WC, sink with tap over, heated towel rail, extractor fan, side aspect upvc double glazed frosted window.

OUTSIDE

To the front of the property there is off road parking for 3 cars and a lawn area, surrounded by fencing and hedging. A pathway leads around to the rear garden having a lawn area, flower borders, garden shed, surrounded by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

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 proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station on the left hand side and straight over at the next set of traffic lights. Proceed along for approximately one mile bearing left to Sling and on reaching the crossroads continue straight over in to Clements End Road, continue along and the property can be found at the entrance to Michaels Way on the left 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

