Energy Efficiency Rating — England & Wales
Environmental Impact (CO₂) Rating — England & Wales

Floor plans:
- Ground floor: LOUNGE/DINER, KITCHEN, INNER HALLWAY, UTILITY ROOM, UP (stairs)
- First floor: BEDROOM 2, BATHROOM, BEDROOM 1, LANDING, CUPBOARD, WARDROBE, DOWN (stairs)

Map: Sling Village Playing Fields, Clements End Rd, Marsh Ln, Oakwood Rd, B4228 — Map data ©2024 Google
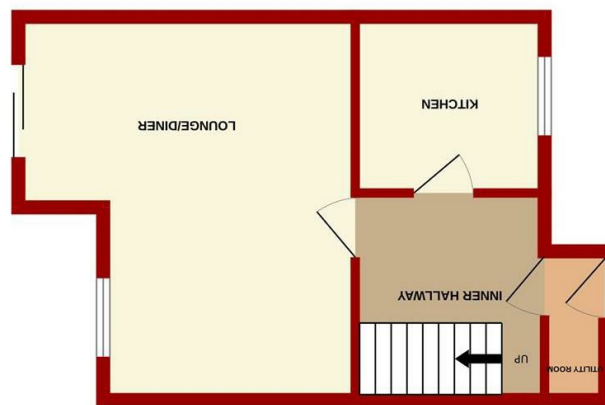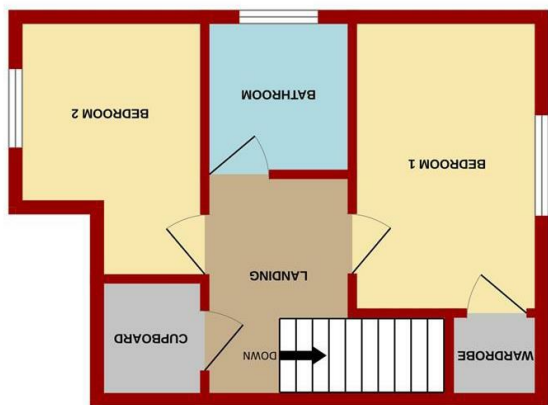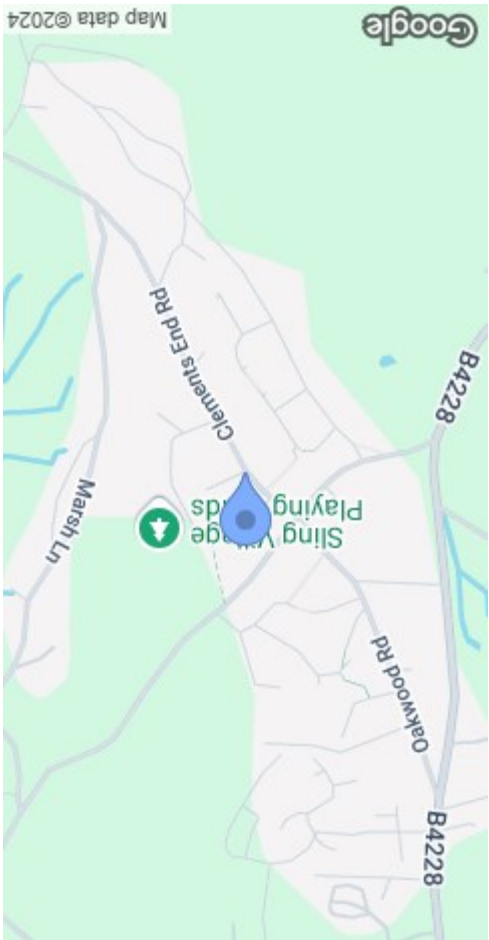
11 Michaels Way
Sling, Coleford GL16 8LZ

STEVE GOOCH
ESTATE AGENTS | EST 1985

£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.