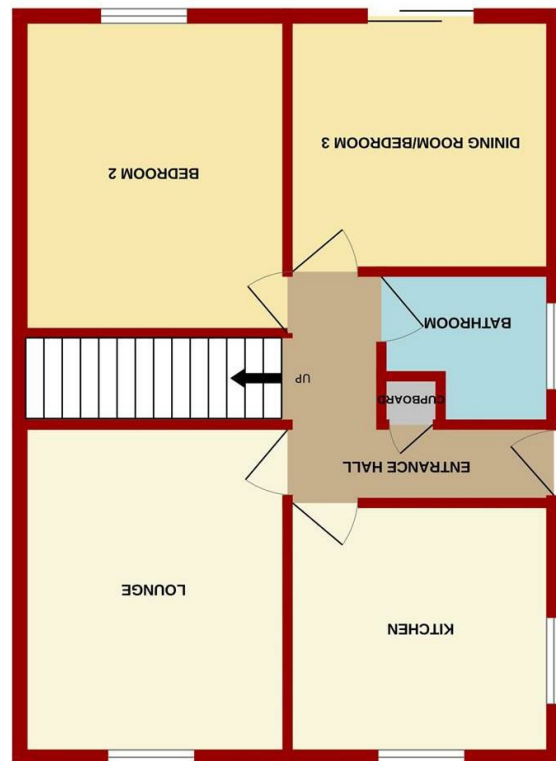
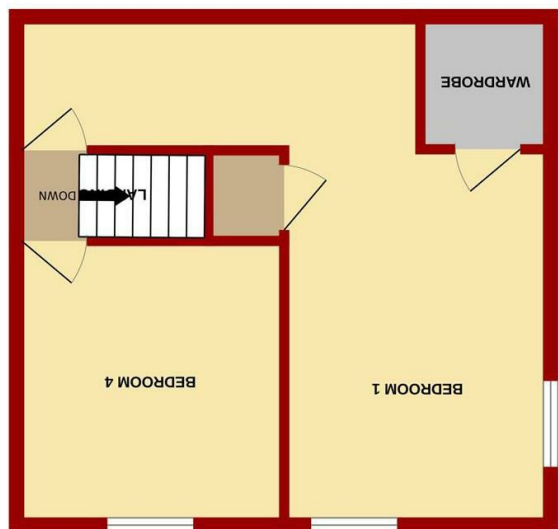
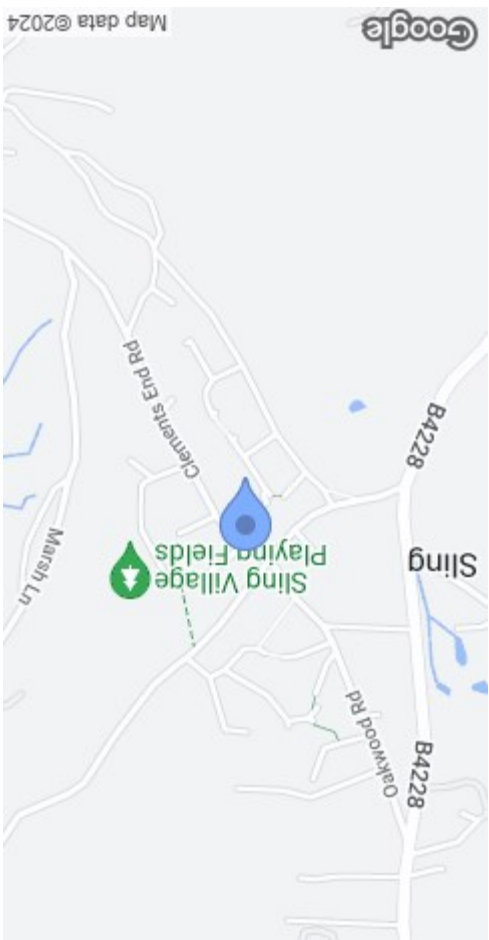




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	29-38	F	51-60
G	1-28	G	61-70



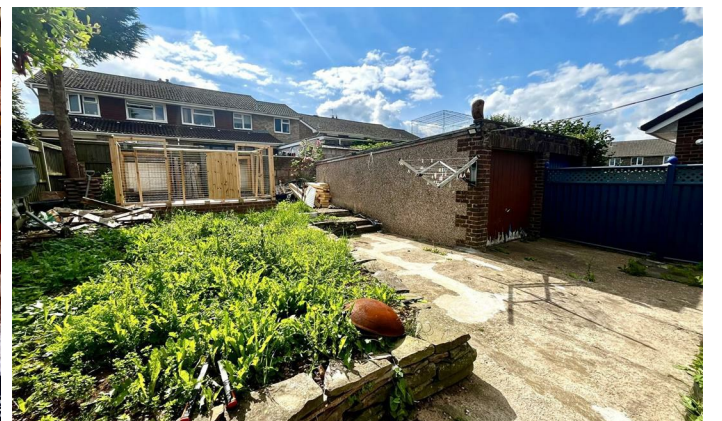
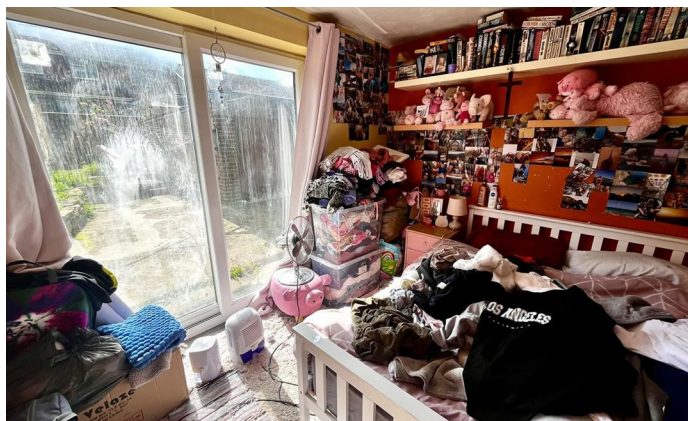
7 Meadow Walk  
 Sling, Coleford GL16 8LR



## Offers Over £200,000

This four-bedroom semi-detached house in the desirable area of Sling is an ideal opportunity for those looking to modernise and make it their own. With its spacious layout and potential for enhancement, this property is perfect for families or individuals seeking a home with room to grow.

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, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education.



Property is accessed via a partly glazed UPVC frosted door into:

### ENTRANCE HALL

Comprises of cupboard space, stairs to first floor landing, radiator, power points. Opening giving access into:

### KITCHEN

10'3 x 9'9 (3.12m x 2.97m)

Front and side aspect double glazed UPVC windows, range of wall, drawer and base mounted units, space for oven, boiler, strip lighting, space for washing machine, space for fridge freezer, power points, fuse box. Door giving access into:

### LOUNGE

10'9 x 10'7 (3.28m x 3.23m)

Front aspect double glazed UPVC window, gas feature fireplace, radiator and power points.

From the entrance hallway, door giving access into:

### BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

Side aspect double glazed UPVC frosted window, L shape corner panelled bath with taps over and shower attachment over, close couple W.C, sink with tap over and a heated towel rail.

From the entrance hallway, door giving access into:

### BEDROOM TWO

12'2 x 10'8 (3.71m x 3.25m)

Rear aspect double glazed UPVC window, radiator, power points and built in cupboard space.

### BEDROOM THREE

7'10 x 9'9 (2.39m x 2.97m)

Rear aspect double glazed UPVC patio sliding doors giving access out to rear garden, radiator, power points and TV point.

Stairs giving access to first floor landing that comprises of radiator space, door giving access into:

### BEDROOM FOUR

10'10 x 10'9 (3.30m x 3.28m)

Front aspect double glazed UPVC window, radiator, power points.

### BEDROOM ONE

20'3 x 9'7 (max measurement) (6.17m x 2.92m (max measurement) )

L shaped room that comprises of a double radiator, multiple storage spaces, side and front aspect double glazed UPVC windows, wardrobe, power points and TV point.

### OUTSIDE

Off road parking for 2 vehicles. The front of the house is laid to lawn and is surrounded by fencing and hedging. The rear garden consists of a patio area at the bottom with steps that lead up to a laid to lawn area that is enclosed by fencing and walls. There is a single garage with power and lighting.

### SERVICES

Mains Water, Electricity, Drainage and Gas Heating

### WATER RATES

Severn Trent - to be advised

### LOCAL AUTHORITY

Council Tax Band: B  
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 the Coleford office proceed to the traffic lights turning right on Old Station Way, continue out of Coleford proceeding straight over the lights towards Sling, take the turning left into Sling at the cross roads turn right and then the first left into Clays Road turning left onto Meadow Walk where the property can be found immediately on the left hand side via our for sale board.

### 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.