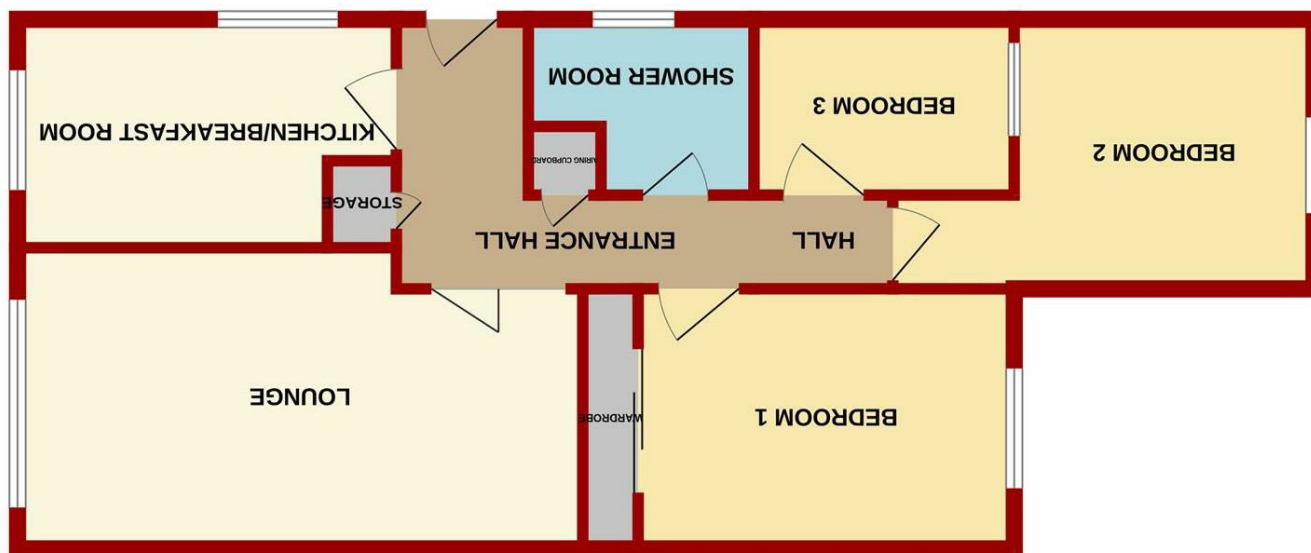
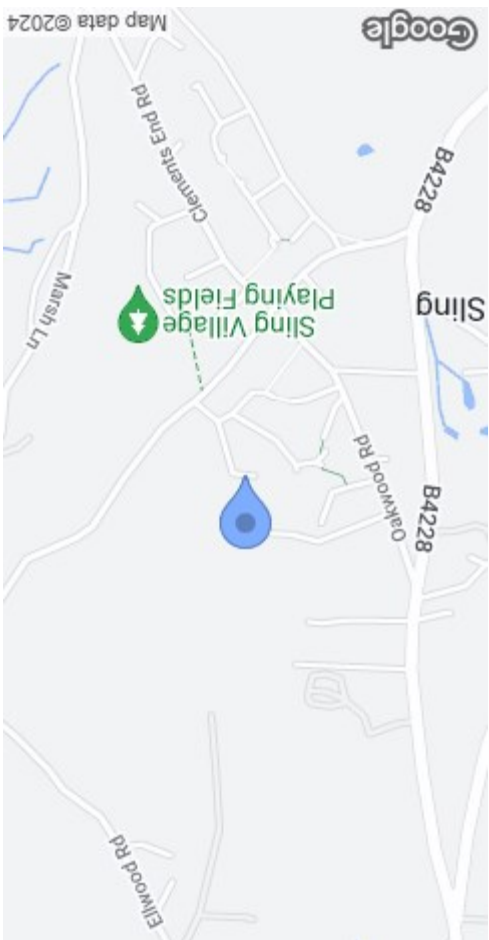




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 100 B: 94 C: 88 D: 82 E: 76 F: 70 G: 64



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

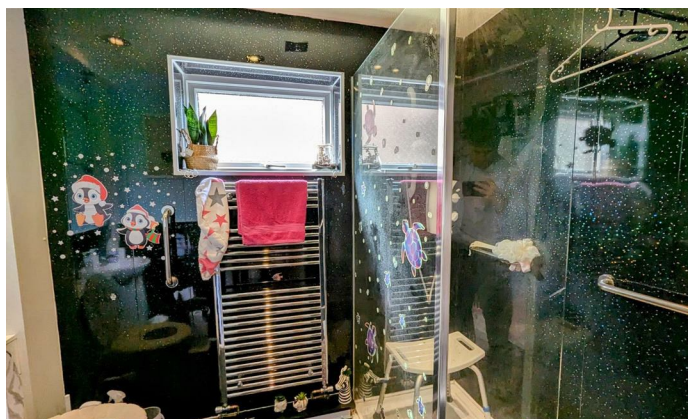
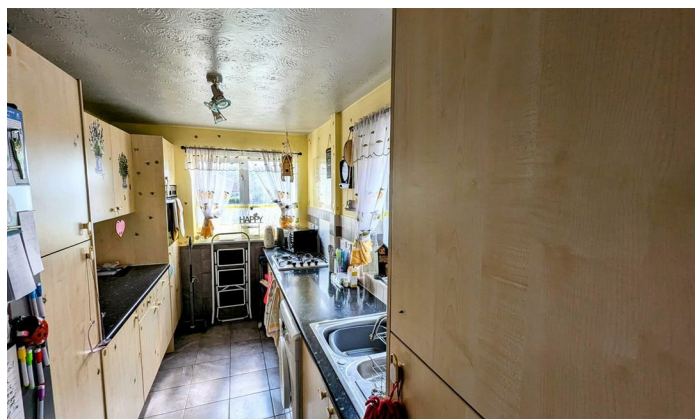


25 Laureldene
 Sling, Coleford GL16 8LU

£250,000

EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION WITH OFF-ROAD PARKING FOR MULTIPLE CARS, GARAGE AND LOVELY FRONT AND REAR GARDENS.

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 part double glazed UPVC door into:

ENTRANCE HALLWAY

Door into cupboard, door into airing cupboard, radiator, power points, opening through into:

KITCHEN

6'10 x 12'10 (2.08m x 3.91m)

Tiled flooring, part tiled walls, range of base, drawer and drawer mounted units, rolled edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for a washing machine, space for a fridge/ freezer, four ring gas hob, eye level oven, front and side aspect double glazed UPVC windows.

LOUNGE

10'00 x 19'02 (3.05m x 5.84m)

Wood effect flooring with underfloor heating, radiator, power points, TV point, front aspect double glazed UPVC window and door out to the raised decking area.

SHOWER ROOM

5'09 x 8'01 (1.75m x 2.46m)

Walk in shower, W.C, vanity wash hand basin, heated towel rail, inset ceiling spotlights, side aspect double glazed UPVC frosted window.

BEDROOM ONE

7'09 x 12'05 (2.36m x 3.78m)

Radiator, power points, sliding mirrored doors to built in wardrobe with hanging and shelf space, rear aspect double glazed UPVC window.

BEDROOM TWO

9'01 x 9'06 (2.77m x 2.90m)

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

BEDROOM THREE

5'10 x 8'10 (1.78m x 2.69m)

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

GARAGE

8'11 x 20'04 (2.72m x 6.20m)

Accessed via wooden folding doors, power and lighting, rear aspect window, side door into the garden.

OUTSIDE

To the front of the property there are raw iron gates which gives access to a driveway which is off-road parking for 2 cars with potential to be extended for another 2 parking spaces. Separate enclosed contained bin area.

Very attractive and private front garden with lawned area, mature flower beds, south facing decked terrace seating area. To the rear, there is a lovely and private landscaped garden with a large patio seating area, raised flower and vegetable beds, mature shrubs and trees.

SERVICES

Mains Water, Electricity and Drainage. Gas Heating.

WATER RATES

Severn Trent - to confirm.

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 turn left at the traffic lights and continue along until reaching the next set of traffic lights. Proceed straight over and continue along for approximately quarter of a mile bearing left signposted Sling. Proceed to the crossroads turning left into Park End Walk and take the first left hand turning into Laureldene. Follow the road along bearing right and go over the cattle grid where the property can be found at the end of the close.

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.

