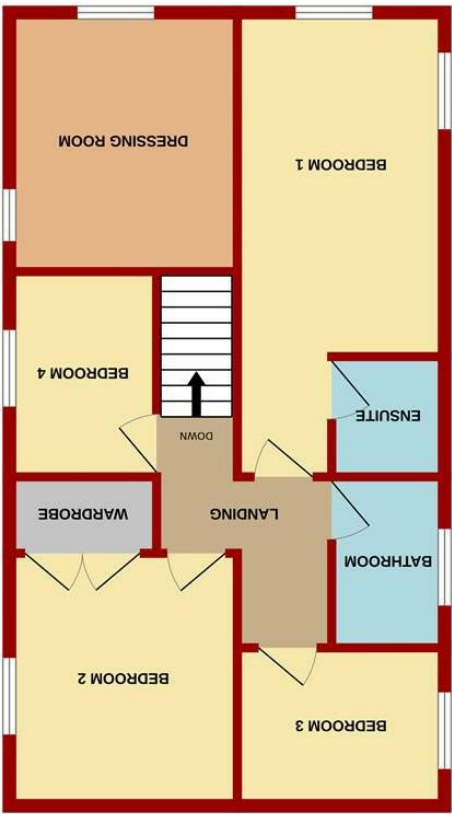
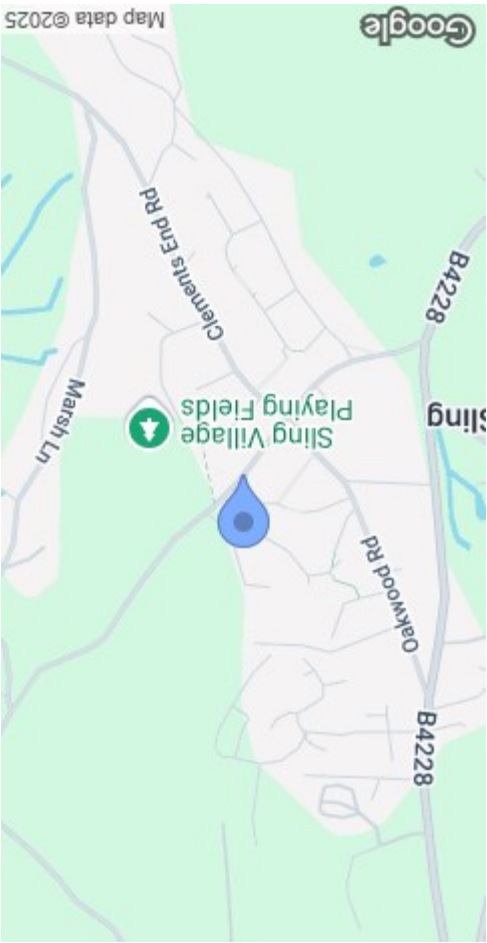


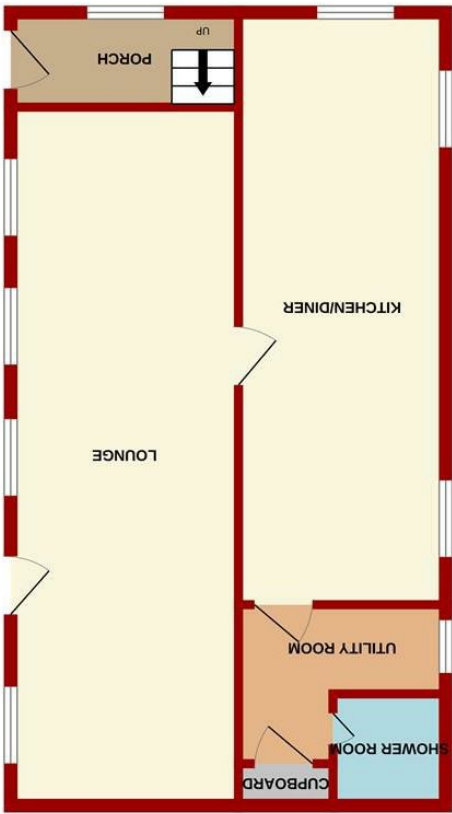
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Very energy efficient - low running costs	A
Energy efficient - low running costs	B
Decent energy efficiency - low running costs	C
Decent energy efficiency - low running costs	D
Decent energy efficiency - low running costs	E
Decent energy efficiency - low running costs	F
Decent energy efficiency - low running costs	G
Very energy inefficient - high running costs	H
Very energy inefficient - high running costs	I
Very energy inefficient - high running costs	J
Very energy inefficient - high running costs	K
Very energy inefficient - high running costs	L
Very energy inefficient - high running costs	M
Very energy inefficient - high running costs	N
Very energy inefficient - high running costs	O
Very energy inefficient - high running costs	P
Very energy inefficient - high running costs	Q
Very energy inefficient - high running costs	R
Very energy inefficient - high running costs	S
Very energy inefficient - high running costs	T
Very energy inefficient - high running costs	U
Very energy inefficient - high running costs	V
Very energy inefficient - high running costs	W
Very energy inefficient - high running costs	X
Very energy inefficient - high running costs	Y
Very energy inefficient - high running costs	Z

Environmental Impact (CO ₂) Rating	
Very low environmental impact - low CO ₂ emissions	A
Low environmental impact - low CO ₂ emissions	B
Decent environmental impact - low CO ₂ emissions	C
Decent environmental impact - low CO ₂ emissions	D
Decent environmental impact - low CO ₂ emissions	E
Decent environmental impact - low CO ₂ emissions	F
Decent environmental impact - low CO ₂ emissions	G
Decent environmental impact - low CO ₂ emissions	H
Decent environmental impact - low CO ₂ emissions	I
Decent environmental impact - low CO ₂ emissions	J
Decent environmental impact - low CO ₂ emissions	K
Decent environmental impact - low CO ₂ emissions	L
Decent environmental impact - low CO ₂ emissions	M
Decent environmental impact - low CO ₂ emissions	N
Decent environmental impact - low CO ₂ emissions	O
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Decent environmental impact - low CO ₂ emissions	Q
Decent environmental impact - low CO ₂ emissions	R
Decent environmental impact - low CO ₂ emissions	S
Decent environmental impact - low CO ₂ emissions	T
Decent environmental impact - low CO ₂ emissions	U
Decent environmental impact - low CO ₂ emissions	V
Decent environmental impact - low CO ₂ emissions	W
Decent environmental impact - low CO ₂ emissions	X
Decent environmental impact - low CO ₂ emissions	Y
Decent environmental impact - low CO ₂ emissions	Z



1ST FLOOR



GROUND FLOOR



Sling Cross Cottage Parkend Walk
Sling, Coleford GL16 8JJ

£370,000

A stunning four-bedroom detached house, exquisitely presented and designed for modern living. This exceptional property boasts a spacious garden, providing ample outdoor space for relaxation and entertaining. The expansive lounge is perfect for both family gatherings and cozy evenings, while the elegant kitchen-dining area offers a great entertaining area.

Upstairs, you'll find four generous double bedrooms. The master bedroom features the added luxury of an en-suite bathroom and a stylish dressing room, catering to your every need. This remarkable home is also being offered for sale with 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.



The property is accessed via a partly glazed upvc door into:

ENTRANCE HALLWAY

Side aspect upvc double glazed window, stairs to the first floor landing, radiator, inset ceiling spotlights, door giving access into:

LOUNGE

29'09 x 9'11 (9.07m x 2.77m)

Front aspect upvc double glazed windows, upvc door leading to the garden, radiators, feature wood burner with stone surround, inset ceiling spotlights, tv point, power points, door giving access into:

KITCHEN/ DINER

25'09 x 8'06 (7.85m x 2.59m)

KITCHEN

Rear aspect upvc double glazed window, a range of wall, drawer and base mounted units, built in dish washer, oven with five gas ring hob and built in extractor fan, double drainer sink unit with mixer tap over, radiator, space for fridge freezer, inset ceiling spotlights, opening into:

DINING AREA

Side and rear aspect upvc double glazed window, radiator, power points.

From the Kitchen/ Diner, door giving access into:

UTILITY ROOM

8'02 x 8'06 (2.49m x 2.59m)

L' shape room, rear aspect upvc double glazed window, space for washing machine, space for tumble dryer, radiator, extractor fan, range of base mounted unit, hanging options, inset ceiling spotlights, cupboard space housing the Worcester combination boiler and fuse box, door giving access into:

BATHROOM

5'00 x 4'08 (1.52m x 1.42m)

Close coupled wc, fully tiled, walk in shower with mains rainfall shower overhead, vanity wash hand basin unit with mixer taps over, extractor fan, inset ceiling spotlights.

From the Entrance Hallway, stairs leading up to first floor landing.

LANDING

Landing comprises of inset ceiling spotlights, cupboard space with shelving options, doors giving access into all rooms.

BEDROOM ONE

19'09 x 12'04 (6.02m x 3.76m)

Side and rear aspect upvc double glazed window, radiator, power points, over the stairs storage space, door giving access into:

EN-SUITE

5'05 x 5'04 (1.65m x 1.63m)

Walk in shower with mains shower overhead, close coupled wc, vanity wash hand basin unit with taps over, heated towel rail, extractor fan, inset ceiling spotlights.

DRESSING ROOM

11'02 x 8'00 (3.40m x 2.44m)

Front and side aspect upvc double glazed windows, radiator, power points, tv point.

BEDROOM TWO

10'01 x 10'08 (3.07m x 3.25m)

Front aspect upvc double glazed window, radiator, power points, built in wardrobe space.

BEDROOM THREE

9'00 x 12'03 (2.74m x 3.73m)

Rear aspect upvc double glazed window, radiator, power points.

BEDROOM FOUR

11'01 x 7'03 (3.38m x 2.21m)

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

BATHROOM

8'10 x 5'03 (2.69m x 1.60m)

Rear aspect upvc double glazed frosted window, rolled top bath with bath taps over, close coupled wc, sink with tap over, inset ceiling spotlights, extractor fan.

OUTSIDE

To the front of the property, there is off-road parking for several vehicles, large plot that consists of a mostly laid to lawn area, greenhouse, to the bottom there is a pebbled area which consists of a pergola and shed, there is a rear gate which gives access to an open road, further shed area, all surrounded by fencing and walling.

SERVICES

Mains water, mains electric, mains gas, mains drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

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 the Coleford office proceed down to the traffic lights turning right onto old station way, proceed out of the town continuing straight over the traffic lights at the cross roads. Upon entering the village of Sling take the turning left into Oakwood Road, at the cross roads turn left onto Parkend Road where the property can be found 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.

