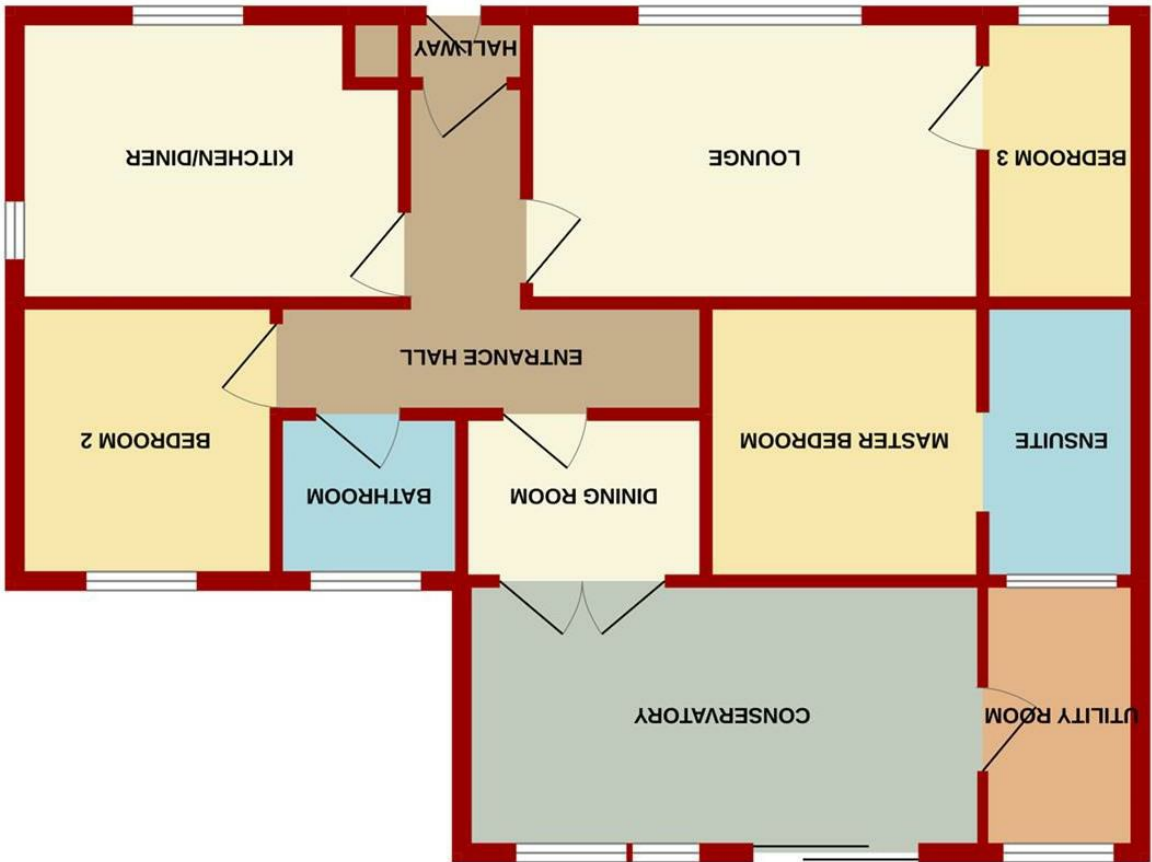
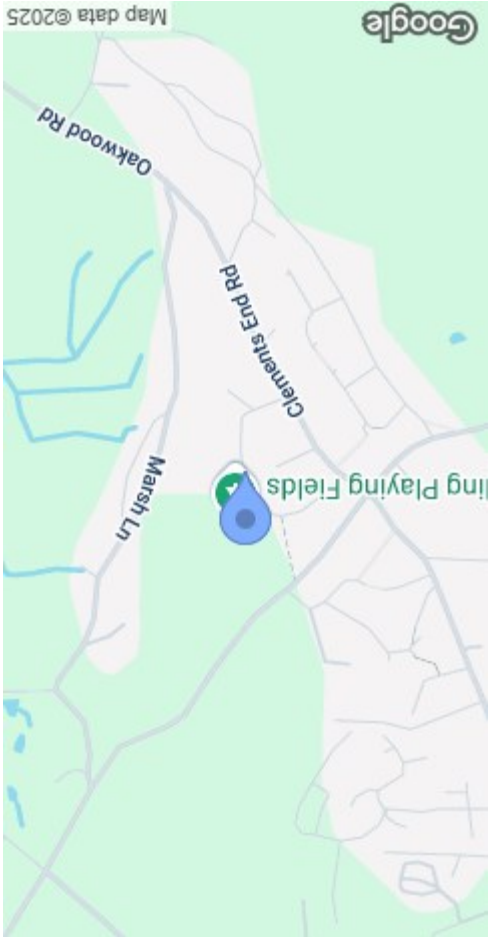
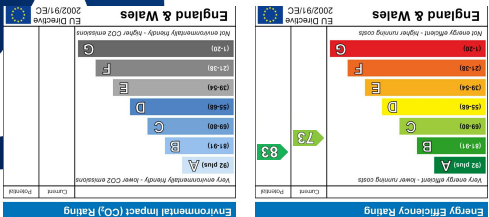


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



Measurements are approximate. Not to scale. Illustrative purposes only.
TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
Made with Mapbox ©2022



Brimavale Marsh Way
Sling, Coleford GL16 8JN

Guide Price £250,000

A DECEPTIVELY SPACIOUS THREE BEDROOM BUNGALOW with AMPLE OFF ROAD PARKING. The property enjoys VERSATILE LIVING ACCOMMODATION, ENCLOSED GARDENS and is within WALKING DISTANCE OF WOODLAND WALKS.

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.



Access via upvc double glazed door into:

ENTRANCE PORCH

Power points, tiled flooring, hanging space, door into:

ENTRANCE HALL

Radiators, power points, tiled flooring, access into loft space.

LOUNGE

16'05 x 11'10 (5.00m x 3.61m)

Feature fireplace with electric fire inset, radiator, power points, front aspect upvc double glazed window, door into:

BEDROOM THREE

11'11 x 6'09 (3.63m x 2.06m)

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

KITCHEN/DINER

12'04 x 9'09 (3.76m x 2.97m)

Range of base, wall and drawer units, worktop, one and a half bowl stainless steel sink unit with taps, space for cooker, space for fridge/freezer, radiator, power points, space for table and chairs, door into airing cupboard housing boiler and having shelving, front aspect upvc double glazed windows, tiled flooring, partly tiled walls.

MASTER BEDROOM

12'01 x 9'09 (3.68m x 2.97m)

Radiator, power points, rear aspect upvc double glazed window, door into:

EN-SUITE SHOWER ROOM

Shower cubicle with Mira shower, wash hand basin, WC, radiator, rear aspect upvc double glazed obscured glass window.

BEDROOM TWO

12'03 x 9'02 (3.73m x 2.79m)

Radiator, power points, rear aspect double glazed window.

BATHROOM

Bath with shower over, wash hand basin, WC, worktop with cupboards beneath, partly tiled walls, tiled flooring, rear aspect upvc double glazed obscured glass window, wall mounted heated towel rail.

DINING ROOM

9'0 x 7'0 (2.74m x 2.13m)

Radiator, power points, space for table and chairs, double glazed doors into:

CONSERVATORY

18'05 x 11'10 (5.61m x 3.61m)

Radiator, power points, rear aspect double glazed window, rear aspect sliding patio doors, inset ceiling spotlights, door into:

UTILITY ROOM

10'02 x 8'08 (3.10m x 2.64m)

Base, wall and drawer units, worktop, space for washing machine, stainless steel sink with taps over, power points, rear aspect double glazed window.

OUTSIDE

The front of the property has ample off road parking for several vehicles, enclosed by fencing and gating surround.

To the rear, a patio/seating area, lawned area and astroturf area, with numerous sheds and outbuildings, enclosed by fencing surround.

SERVICES

Mains electric, mains gas, mains water and 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

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

AUCTION NOTES FOR BUYERS

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve

price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of the property. £1,040 of this 10% is charged immediately online, with the remainder payable by 12 p.m. the next business day.

There is an additional buyer premium of £3,300 (plus VAT) which will be charged immediately online to the winning bidder.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees.

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 Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue up the hill passing the Q8 petrol station on the left had side and proceed over the next set of traffic lights. Proceed straight over and follow the road for approximately quarter of a mile bearing left to Sling. Proceed into Sling going straight over at the junction and take the turning left into Marsh Way where the property can be found on the right 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)

