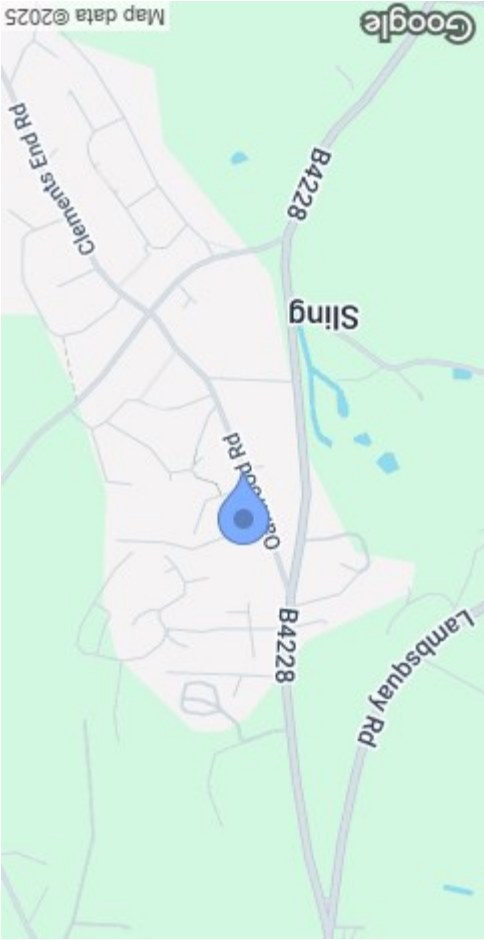


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 | |
|---|------------|
| Current | Target |
| Very energy efficient - low running costs | |
| A (93-100) | A (93-100) |
| Energy efficient - low running costs | |
| B (81-92) | B (81-92) |
| Decent energy efficiency - low running costs | |
| C (69-80) | C (69-80) |
| Average energy efficiency - average running costs | |
| D (55-68) | D (55-68) |
| Below average energy efficiency - above average running costs | |
| E (39-54) | E (39-54) |
| F (29-38) | F (29-38) |
| G (1-28) | G (1-28) |
| Very poor energy efficiency - high running costs | |
| H (1-10) | H (1-10) |
| England & Wales 2008/9/EC | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Target |
| Very energy efficient - low CO ₂ emissions | |
| A (1-10) | A (1-10) |
| Energy efficient - low CO ₂ emissions | |
| B (11-15) | B (11-15) |
| Decent energy efficiency - average CO ₂ emissions | |
| C (16-20) | C (16-20) |
| Average energy efficiency - average CO ₂ emissions | |
| D (21-25) | D (21-25) |
| Below average energy efficiency - above average CO ₂ emissions | |
| E (26-30) | E (26-30) |
| F (31-35) | F (31-35) |
| G (36-40) | G (36-40) |
| Very poor energy efficiency - high CO ₂ emissions | |
| H (41-45) | H (41-45) |
| England & Wales 2008/9/EC | |
| EU Directive 2002/91/EC | |

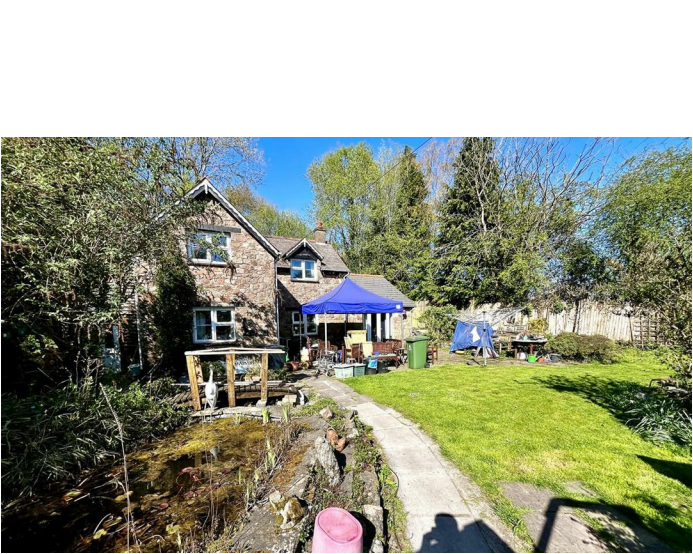


Pine Tree Cottage Oakwood Road
Sling, Coleford GL16 8JG

£325,000

This charming two/three-bedroom detached cottage, located in the desirable Sling area, is a truly unique find. Tucked away on a private lane, this property offers tremendous potential, though it does require extensive modernisation. Set on approximately 0.3 acres, the expansive grounds include a generous parking area and picturesque, flat gardens, providing the perfect canvas to transform this cottage into a delightful family home.

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 partly glazed upvc door into:

KITCHEN/ LOUNGE AREA

Front aspect double glazed upvc window, stairs to first floor landing, power points, opening into:

KITCHEN/ DINER

16'00 x 21'04 (4.88m x 6.50m)

Range of wall, drawer and base mounted units, space for oven, built in dish washer, one and half bowl drainer unit with tap over, side aspect double glazed upvc window, door giving access into:

UTILITY ROOM

5'07 x 10'00 (1.70m x 3.05m)

Side aspect double glazed upvc window, front aspect wooden door which gives access to the front of the property, space for washer and drier, space for a chest freezer.

From the kitchen, opening giving access into:

LOUNGE

18'09 x 11'00 (5.72m x 3.35m)

Front aspect double glazed upvc window, radiator, wood burner, power points, door giving access into:

BEDROOM 3/OFFICE

11'08 x 17'10 (3.56m x 5.44m)

Front patio doors which gives access to the front of the property, side aspect double glazed upvc window, radiator, power points, door giving access into:

EN-SUITE

4'09 x 4'10 (1.45m x 1.47m)

Rear and side aspect double glazed upvc frosted window, walk in shower with electric shower overhead, close coupled w.c, sink with tap over, radiator.

From the kitchen area, stairs giving access to first floor landing.

FIRST FLOOR LANDING

Power points, loft access space, door giving access into all bedrooms.

BEDROOM ONE

10'05 x 12'00 (3.18m x 3.66m)

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

BEDROOM TWO

11'04 x 12'09 (3.45m x 3.89m)

Front aspect double glazed upvc window, rear aspect wooden Velux window, radiator, power points.

BATHROOM

5'10 x 6'05 (1.78m x 1.96m)

Side aspect double glazed upvc frosted window, panelled bath with bath taps over and shower attachment above, sink with tap over, heated towel rail, close coupled w.c.

OUTSIDE

Large 'L' shaped plot.

Accessed down a lane and via a 5 bar gate into parking area for multiple vehicles. The front of the property is all enclosed by fencing and established trees. There are two outbuildings; a garage which doesn't have any power or lighting and then a large workshop space with power and lighting. There is gated access which leads to the front garden which is a laid to lawn area. There is a pathway leading to a patio area and this also then leads to the front door. There is also a large pond to the front.

The garden wraps around the whole of the property.

The side garden is a large area and has a flat laid to lawn area, shed and summerhouse/ outbuilding.

AGENTS NOTE

The access to the property is upon a Forestry Commission pathway which Pine Tree Cottage has permanent right of access over.

SERVICES

Mains Gas, Water, Drainage, Electricity.

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 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 Coleford town centre head South out of Coleford along the B4228, turn left onto Oakwood Road signposted for Sling where the property can be found after a short distance on the left hand side down a private lane.

What3Words: ///quote.ideas.putty

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.

