Menecroft Marsh Hill
Sling, Coleford GL16 8JW

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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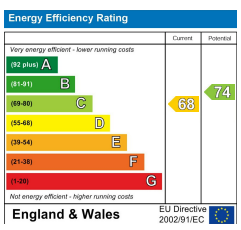
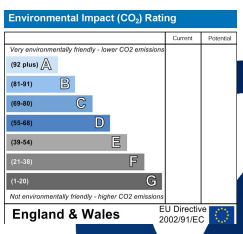




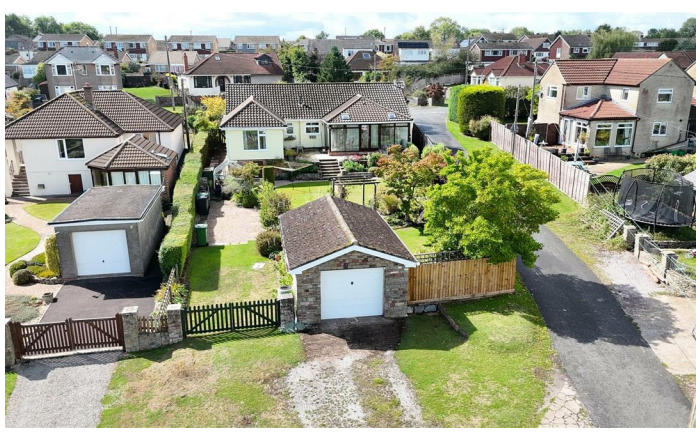
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

£400,000

An IMMACULATELY PRESENTED THREE/FOUR BEDROOM DETACHED BUNGALOW located in the charming village of Sling. This property BENEFITS FROM STUNNING REAR ASPECT VIEWS TOWARDS ROLLING COUNTRYSIDE. It OFFERS THREE GOOD-SIZE BEDROOMS, WITH AN ADDITIONAL FOURTH ROOM THAT CAN BE USED AS A DINING ROOM OR OFFICE. The LARGE, BRIGHT, AND AIRY LOUNGE leads to a LOVELY CONSERVATORY SPACE at the rear. Outside, you'll find a GOOD-SIZE GARDEN, a GARAGE, and OFF-ROAD PARKING.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



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

ENTRANCE HALLWAY
Radiator, power points, internet point, door giving access into:

LOUNGE
21'07 x 12'05 (6.58m x 3.78m)
Bright and airy room, front aspect double glazed UPVC window, radiator, power points, tv point, gas fireplace with stone surround, large opening giving access into:

CONSERVATORY/SUNROOM
20'00 x 7'11 (6.10m x 2.41m)
This room could be used for a variety of things to include a breakfast room or dining room. Side aspect double glazed wooden windows, rear aspect double glazed wooden windows, double doors which gives access out to the garden, door giving access out to a patio area, two wooden Velux windows, radiators, power points, opening giving access into:

KITCHEN
15'02 x 7'11 (4.62m x 2.41m)
Rear aspect double glazed UPVC window, range of wall, drawer and base mounted units, porcelain one and half bowl drainer unit with mixer tap over, space for oven, under counter fridge, space for washing machine, Worcester boiler, power points, inset ceiling spotlights, door giving access back out to:

INNER HALLWAY
Two cupboard spaces with hanging and shelving options within, doors giving access into:

BEDROOM THREE
6'10 x 10'02 (2.08m x 3.10m)
Front aspect double glazed UPVC window, radiator, power points.

DINING ROOM/BEDROOM FOUR
12'03 x 10'02 (3.73m x 3.10m)
Front aspect double glazed UPVC window, radiator, power points.

BATHROOM
8'10 x 5'11 (2.69m x 1.80m)
Rear aspect double glazed UPVC frosted window, close coupled WC, vanity wash hand basin unit with mixer tap over, panelled bath with bath taps over, radiator

BEDROOM TWO
11'11 x 7'10 (3.63m x 2.39m)
Front aspect double glazed UPVC window, radiator, power points built in wardrobe space.

Small hallway space with doors giving access into:

BEDROOM ONE
14'03 x 10'10 (4.34m x 3.30m)
Rear and side aspect double glazed UPVC window, radiator, power points, several wardrobe spaces with hanging and shelving options.

EN-SUITE
7'04 x 4'11 (2.24m x 1.50m)
Walk in shower with electric Mira shower above, close coupled WC sink with tap over, heated towel rail, cupboard space, extractor an.

OUTSIDE
The front of the property is accessed via a gate onto a pathway which leads to the front garden which has a laid to lawn area, floral boarder and hedges and is all surrounded by fencing.

The rear garden comprises of a large patio area, steps down to a pathway which leads down to the bottom of the garden. Either side of the pathway is a laid to lawn area, pebbled area which is good for parking, pond, and several floral boarders. The bottom of the garden gives access to the garage.

Underneath the property there is a large storage area.

GARAGE
11'07 x 18'09 (3.53m x 5.72m)
Accessed via a manual up and over door. It has power and lighting and a rear aspect double glazed UPVC frosted window and space above.

SERVICES
Mains Gas, Water, Electricity 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 advised.

LOCAL AUTHORITY
Council Tax Band:
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, turn right at the traffic lights. Go straight ahead at the next set of traffic lights and across Arthur Cooper Way and onto Perrygrove Road. Take the left turning into Sling onto Oakwood Road. Go straight over at the junction onto Clements End Road and the property can be found on the left hand side via For Sale board. The property can also be accessed at the rear by turning left onto Marsh Way.

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.