

Figure 1 consists of two bar charts. The top chart is titled 'England & Wales' and shows the 'Energy Efficiency Rating' for 'England & Wales' and 'England & Wales'. The bottom chart is titled 'England & Wales' and shows the 'Environmental Impact (CO2) Rating' for 'England & Wales' and 'England & Wales'.

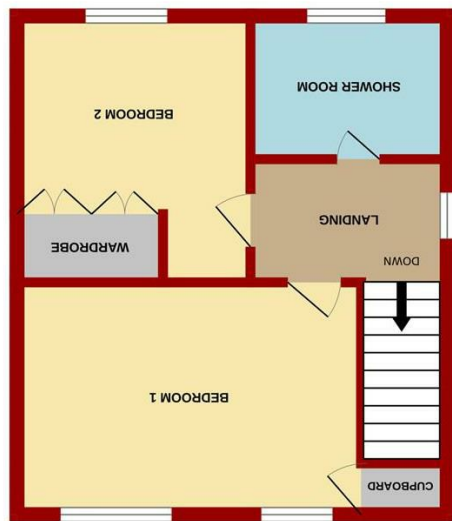
Top Chart: Energy Efficiency Rating

Category	Rating
England & Wales	71
England & Wales	85

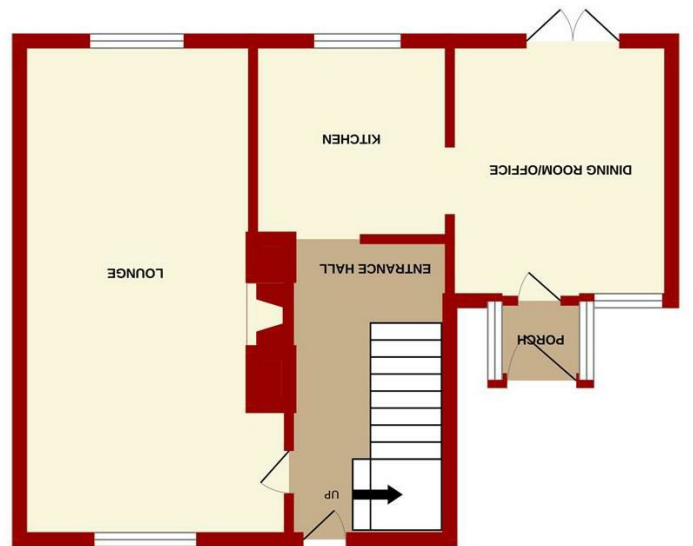
Bottom Chart: Environmental Impact (CO2) Rating

Category	Rating
England & Wales	71
England & Wales	85

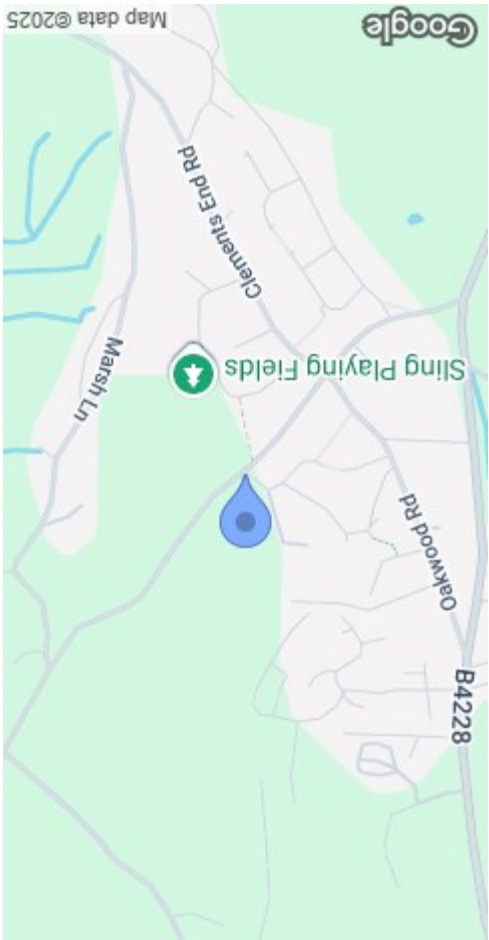
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



GROUND FLOOR



£225,000

A WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY, benefitting from a LARGE OFF ROAD PARKING AREA, GENEROUS REAR GARDEN and SEPARATE KITCHEN and DINING SPACE. The property also offers a SPACIOUS LOUNGE with FEATURE WOOD BURNER. Upstairs provides TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM.

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.



ENTRANCE HALLWAY

Accessed via partially glazed frosted UPVC front door. Stairs to first floor, understairs storage space, radiator. Doors to:

LOUNGE

19'8 x 10'10 (5.99m x 3.30m)

Front and rear aspect UPVC double glazed windows. Feature wood burner with brick surround, power points, double radiator.

KITCHEN

12'2 x 7'9 (3.71m x 2.36m)

Rear aspect UPVC double glazed window. Range of wall, drawer and base mounted units with built-in electric oven & gas hob, space for washing machine, slimline dishwasher, and dryer. Space for fridge freezer, heated towel rail, understairs cupboard space. Access to:

DINING ROOM / OFFICE

10'3 x 8'9 (3.12m x 2.67m)

Rear aspect UPVC double glazed French doors opening to garden, breakfast bar area, bespoke office desk, radiator, power points, and front aspect UPVC double glazed window. Front aspect door gives access into:

PORCH AREA

Front aspect UPVC door and side aspect UPVC window. Underfloor heating.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR LANDING.

LANDING

Side aspect UPVC double glazed window, radiator, power points.

BEDROOM 1

14'2 x 9'1 (4.32m x 2.77m)

Two front aspect UPVC double glazed windows, built-in wardrobe housing the Worcester combination boiler, power points, large double radiator.

BEDROOM 2

10'5 x 10'3 (3.18m x 3.12m)

Rear aspect UPVC double glazed window, built-in wardrobe space, radiator, power points.

SHOWER ROOM

7'9 x 5'5 (2.36m x 1.65m)

Rear aspect frosted UPVC double glazed window. Vanity wash hand basin with mixer tap, close-coupled WC, heated towel rail, large double walk-in shower with mains shower and rainfall head, underfloor heating. Inset spotlights and extractor fan.

OUTSIDE

To the front of the property is a large off road parking area for several vehicles and steps leading to the front door.

The rear garden has a covered patio area with plastic roof leading to a lawned garden with stone chipping borders. Further small patio area with garden shed. Enclosed by recently replaced fencing.

SERVICES

Mains water, electricity, gas 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

To be confirmed.

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 proceed to the traffic lights and turn right signposted Lydney/Chepstow. Proceed along this road and continue straight over at the traffic lights, carry on for approximately 1.5 miles turning left onto Oakwood Road, at the cross roads turn left on to Parkend Walk 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

