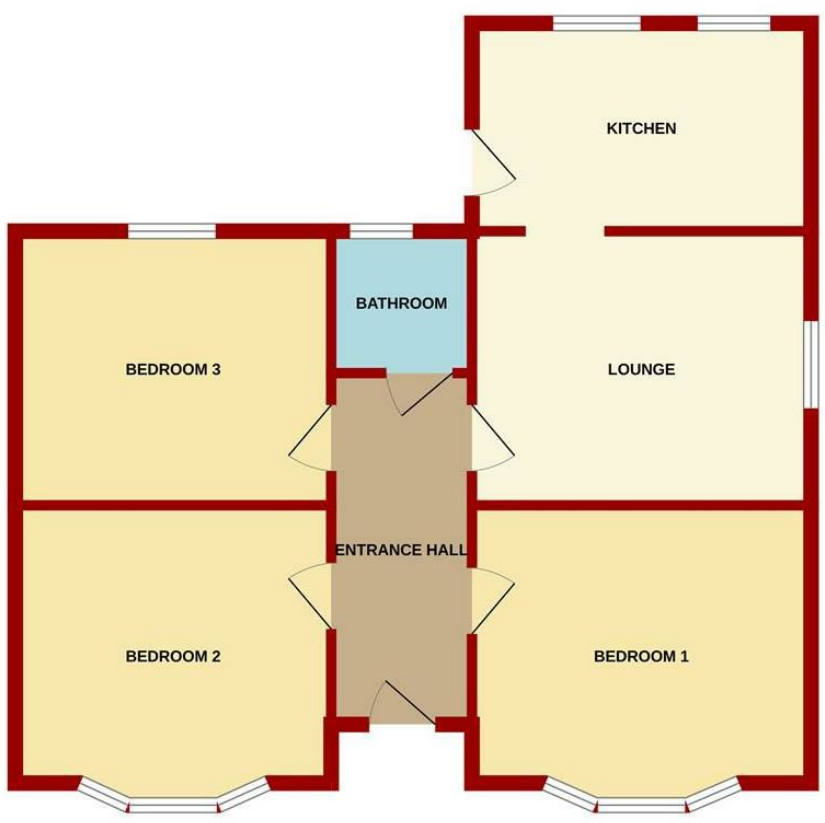
STEVE GOOCH
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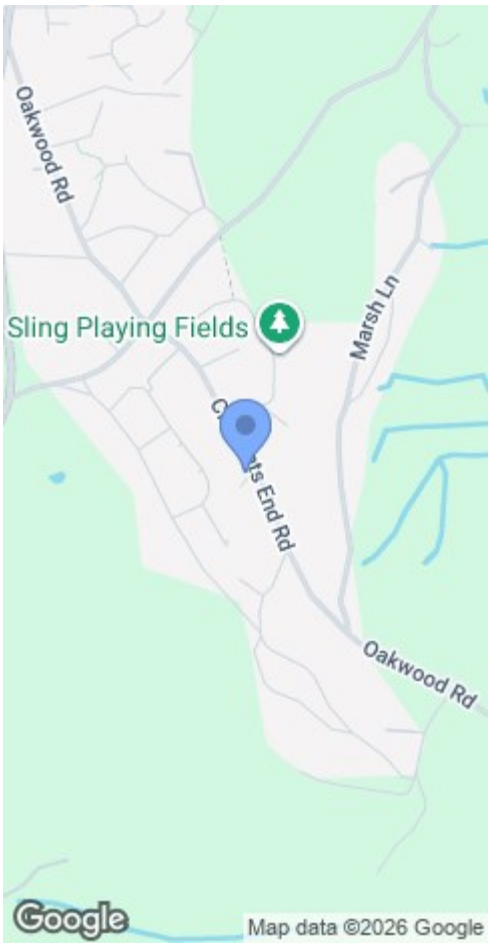
Hillcrest Marsh Hill
Sling, Coleford GL16 8JW

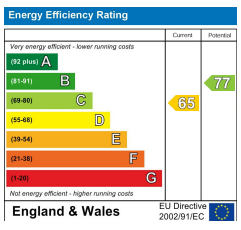


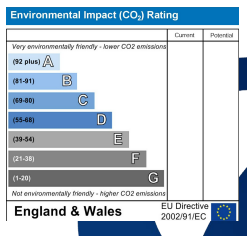


GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.
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.

£350,000

A THREE BEDROOM DETACHED BUNGALOW occupying a GENEROUS DOUBLE WIDTH PLOT measuring approximately 1/4 of an ACRE, offering EXCELLENT POTENTIAL TO EXTEND OR REDEVELOP (STPP). All being sold with NO ONWARD CHAIN.

Situated In The Sought After Village Of Sling Near Coleford, The Property Benefits From Spacious Gardens, Detached Outbuildings And A Recently Fitted Gas Combi Boiler. The Substantial Plot Offers Exciting Scope For Extension Or Potentially The Creation Of A Separate Dwelling Subject To The Necessary Planning Permissions.

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
3'02 x 14'00 (0.97m x 4.27m)
Accessed via part double glazed UPVC entrance door. Radiator. Power points. Access to loft space. Doors to all bedrooms, bathroom and lounge.

KITCHEN
12'09 x 7'10 (3.89m x 2.39m)
Fitted with a range of base, wall and drawer mounted units with rolled edge worktops. One and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated oven with four ring gas hob and extractor hood above. Space and plumbing for washing machine. Space for tumble dryer and fridge freezer. Wall mounted Worcester gas fired combi boiler (recently fitted). Two rear aspect double glazed UPVC windows and side aspect double glazed UPVC door leading to the garden.

LOUNGE
11'11 x 10'04 (3.63m x 3.15m)
Wood effect flooring. Radiator. Power points. Gas fireplace. Side aspect double glazed UPVC window. Opening through to:

BEDROOM ONE
11'11 x 11'04 (3.63m x 3.45m)
Feature fireplace. Radiator. Power points. Front aspect double glazed UPVC window.

BEDROOM TWO
11'11 x 11'04 (3.63m x 3.45m)
Radiator. Power points. Front aspect double glazed UPVC window.

BEDROOM THREE
11'11 x 10'05 (3.63m x 3.18m)
Radiator. Power points. Rear aspect double glazed UPVC window.

BATHROOM
5'04 x 5'04 (1.63m x 1.63m)
White suite comprising panelled bath with mains shower over. WC. Wall mounted wash hand basin. Tiled walls. Radiator. Rear aspect double glazed frosted UPVC window.

OUTSIDE
The property occupies a particularly generous double width plot, providing extensive gardens and excellent potential for extension or redevelopment.

There is an enclosed front garden laid mainly to lawn with pathway leading to the entrance door. The gardens extend significantly to the side and rear of the property, being laid mainly to lawn with established boundaries and offering a high degree of privacy.

There are several useful outbuildings within the grounds providing storage and workshop potential.

The size and layout of the plot offer exciting scope to extend the existing bungalow or potentially create a separate dwelling within the grounds, subject to the necessary planning permissions.

SERVICES
Mains Gas, Electricity, 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 advised.

LOCAL AUTHORITY
Council Tax Band: C
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 our Coleford office proceed down to the traffic lights turning right onto Old Station Way, proceed over the next set of traffic lights and continue towards Sling proceeding straight over the crossroads towards Clements End where the property can be found on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)