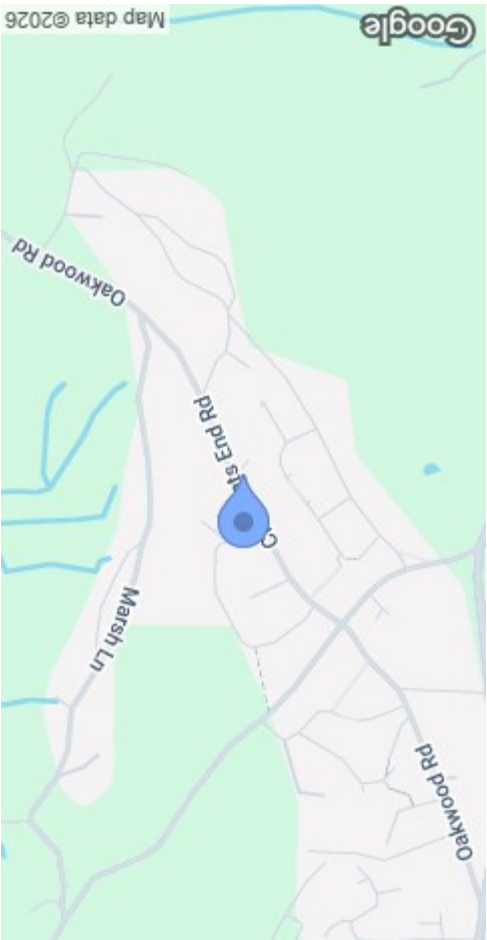


MISREPRESENTATION DISCLAIMER

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	2020/19/EC	England & Wales	2020/19/EC	England & Wales
Very Energy Efficient (A+++)	100-100	100-100	100-100	100-100
Very Energy Efficient (A++)	90-100	90-100	90-100	90-100
Very Energy Efficient (A+)	80-90	80-90	80-90	80-90
Very Energy Efficient (A)	70-80	70-80	70-80	70-80
Very Energy Efficient (B)	60-70	60-70	60-70	60-70
Very Energy Efficient (C)	50-60	50-60	50-60	50-60
Very Energy Efficient (D)	40-50	40-50	40-50	40-50
Very Energy Efficient (E)	30-40	30-40	30-40	30-40
Very Energy Efficient (F)	20-30	20-30	20-30	20-30
Very Energy Efficient (G)	10-20	10-20	10-20	10-20
Very Energy Efficient (H)	0-10	0-10	0-10	0-10
Very Energy Efficient (I)	0-10	0-10	0-10	0-10
Very Energy Efficient (J)	0-10	0-10	0-10	0-10
Very Energy Efficient (K)	0-10	0-10	0-10	0-10
Very Energy Efficient (L)	0-10	0-10	0-10	0-10
Very Energy Efficient (M)	0-10	0-10	0-10	0-10
Very Energy Efficient (N)	0-10	0-10	0-10	0-10
Very Energy Efficient (O)	0-10	0-10	0-10	0-10
Very Energy Efficient (P)	0-10	0-10	0-10	0-10
Very Energy Efficient (Q)	0-10	0-10	0-10	0-10
Very Energy Efficient (R)	0-10	0-10	0-10	0-10
Very Energy Efficient (S)	0-10	0-10	0-10	0-10
Very Energy Efficient (T)	0-10	0-10	0-10	0-10
Very Energy Efficient (U)	0-10	0-10	0-10	0-10
Very Energy Efficient (V)	0-10	0-10	0-10	0-10
Very Energy Efficient (W)	0-10	0-10	0-10	0-10
Very Energy Efficient (X)	0-10	0-10	0-10	0-10
Very Energy Efficient (Y)	0-10	0-10	0-10	0-10
Very Energy Efficient (Z)	0-10	0-10	0-10	0-10
Very Energy Efficient (AA)	0-10	0-10	0-10	0-10
Very Energy Efficient (AB)	0-10	0-10	0-10	0-10
Very Energy Efficient (AC)	0-10	0-10	0-10	0-10
Very Energy Efficient (AD)	0-10	0-10	0-10	0-10
Very Energy Efficient (AE)	0-10	0-10	0-10	0-10
Very Energy Efficient (AF)	0-10	0-10	0-10	0-10
Very Energy Efficient (AG)	0-10	0-10	0-10	0-10
Very Energy Efficient (AH)	0-10	0-10	0-10	0-10
Very Energy Efficient (AI)	0-10	0-10	0-10	0-10
Very Energy Efficient (AJ)	0-10	0-10	0-10	0-10
Very Energy Efficient (AK)	0-10	0-10	0-10	0-10
Very Energy Efficient (AL)	0-10	0-10	0-10	0-10
Very Energy Efficient (AM)	0-10	0-10	0-10	0-10
Very Energy Efficient (AN)	0-10	0-10	0-10	0-10
Very Energy Efficient (AO)	0-10	0-10	0-10	0-10
Very Energy Efficient (AP)	0-10	0-10	0-10	0-10
Very Energy Efficient (AQ)	0-10	0-10	0-10	0-10
Very Energy Efficient (AR)	0-10	0-10	0-10	0-10
Very Energy Efficient (AS)	0-10	0-10	0-10	0-10
Very Energy Efficient (AT)	0-10	0-10	0-10	0-10
Very Energy Efficient (AU)	0-10	0-10	0-10	0-10
Very Energy Efficient (AV)	0-10	0-10	0-10	0-10
Very Energy Efficient (AW)	0-10	0-10	0-10	0-10
Very Energy Efficient (AX)	0-10	0-10	0-10	0-10
Very Energy Efficient (AY)	0-10	0-10	0-10	0-10
Very Energy Efficient (AZ)	0-10	0-10	0-10	0-10
Very Energy Efficient (BA)	0-10	0-10	0-10	0-10
Very Energy Efficient (BB)	0-10	0-10	0-10	0-10
Very Energy Efficient (BC)	0-10	0-10	0-10	0-10
Very Energy Efficient (BD)	0-10	0-10	0-10	0-10
Very Energy Efficient (BE)	0-10	0-10	0-10	0-10
Very Energy Efficient (BF)	0-10	0-10	0-10	0-10
Very Energy Efficient (BG)	0-10	0-10	0-10	0-10
Very Energy Efficient (BH)	0-10	0-10	0-10	0-10
Very Energy Efficient (BI)	0-10	0-10	0-10	0-10
Very Energy Efficient (BJ)	0-10	0-10	0-10	0-10
Very Energy Efficient (BK)	0-10	0-10	0-10	0-10
Very Energy Efficient (BL)	0-10	0-10	0-10	0-10
Very Energy Efficient (BM)	0-10	0-10	0-10	0-10
Very Energy Efficient (BN)	0-10	0-10	0-10	0-10

Measurements are approximate. Not to scale. Illustrative purposes only
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Frensham Marsh Hill
Sling, Coleford GL16 8JW

£475,000

A SPACIOUS AND VERSATILE FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A POPULAR VILLAGE LOCATION. THE PROPERTY SUITS A FAMILY HAVING GENEROUS SIZED ROOMS THROUGHOUT, ENCLOSED 1/5TH ACRE GARDENS, AMPLE OFF ROAD PARKING AND A GARAGE. THE PROPERTY IS ALSO WITHIN WALKING DISTANCE OF THE WOODLAND.

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.



The property is accessed via a double glazed door into:

UTILITY ROOM

8'00 x 11'00 (2.44m x 3.35m)

Range of wall and base mounted units, stainless steel single drainer sink unit, space and plumbing for washing machine, power points, electrical consumer unit, rear aspect upvc double glazed window.

HALLWAY

Stairs leading to the first floor landing, radiator, storage cupboard with hanging and shelving, understairs storage, double glazed uPVC door to garden. Door into:

SHOWER ROOM

Shower cubicle with shower attachment, close coupled W.C, sink unit.

LOUNGE

24'11 x 10'10 (7.59m x 3.30m)

Power points, radiator, side and front aspect upvc double glazed windows. Front aspect upvc double glazed patio door.

DINING ROOM

10'10 x 8'11 (3.30m x 2.72m)

Radiator, power points, front and side aspect upvc double glazed windows. Door into:

KITCHEN

10'06 x 10'06 (3.20m x 3.20m)

Range of wall, base and drawer mounted units, built in oven and grill with a four ring electric hob, power points, side and rear aspect upvc double glazed windows.

BEDROOM 4

12'11 x 10'07 (3.94m x 3.23m)

Radiator, power points, TV point, side aspect upvc double glazed window. Upvc double glazed patio doors leading out to the garden.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Extensive range of fitted wardrobes with hanging rails and shelving, airing cupboard housing the boiler. Door into:

BEDROOM 1

10'11 x 12'10 (3.33m x 3.91m)

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

BEDROOM 2

11'06 x 11'08 (3.51m x 3.56m)

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

BEDROOM 3

10'07 x 11'00 (3.23m x 3.35m)

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

BATHROOM

Panelled bath with tiled surrounds, vanity unit with built in wash hand basin, radiator, close coupled W.C, side aspect frosted upvc double glazed window.

OUTSIDE

To the front of the property gated access lead to a parking area suitable for the parking of two/three vehicles which in turn leads to the garage. To the front you also have a raised balcony patio/seating area, lawned area with various shrubs, trees and bushes, far reaching views, pathway leads to the side giving access to the rear.

GARAGE

Accessed via up and over door.

REAR GARDEN

Mostly laid to lawn with mature shrubs, flowers, trees and bushes,

greenhouse, patio/seating area, all enclosed by fencing and hedging surround.

SERVICES

Mains water, mains drainage, mains gas, mains electric.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
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)