



Chepstow Road

Sling, Coleford, Gloucestershire, GL16 8JF

£250,000



A spacious & characterful home, offering surprisingly versatile accommodation arranged over multiple levels, together with a useful basement & rear courtyard.

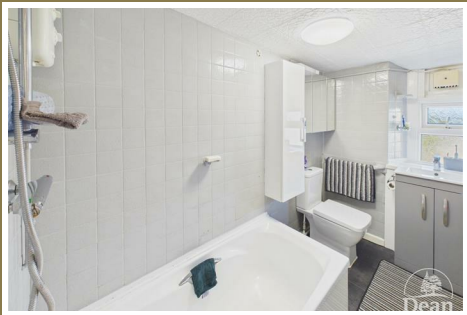
The property is entered via an enclosed entrance porch leading into the main accommodation. The lounge is a generous & comfortable reception room, offering plenty of space for seating & enjoying good natural light. A separate dining room provides an excellent second reception space, ideal for family dining or entertaining. The kitchen is arranged across a practical extended space, providing a range of fitted units, work surfaces & room for appliances. Also on the ground floor is a bathroom, fitted with a bath, W.C. & wash hand basin.

To the first floor are two bedrooms, including an impressive master bedroom which is particularly generous in size & benefits from ample space for wardrobes. The second bedroom provides further comfortable accommodation. Completing the first floor is a modern shower room, featuring a large enclosed shower, W.C., wash hand basin & heated towel rail.

A particularly interesting feature of the property is the basement, which has been transformed into a fantastic additional recreational space. Currently incorporating a bar area and seating, it offers plenty of versatility & could make an ideal games room, hobby space, home bar or additional entertaining area.

Outside, the property benefits from a courtyard to the rear, providing a low-maintenance outdoor seating area ideal for relaxing during the warmer months.

Overall, this is a deceptively spacious home with flexible accommodation & plenty of individual character, with the added benefit of two bathrooms and a basement.



Approached via UPVC double glazed front door into:

Entrance Porch:

7'4" x 3'9" (2.26m x 1.16m)

Frosted UPVC window, lighting, door to lounge.

Lounge:

13'7" x 6'5" (4.16m x 1.97m)

UPVC double glazed window to front aspect, stairs to first floor landing, door to dining room & door to basement, TV point, radiator, power & lighting.

Dining Room:

14'4" x 11'2" (4.38m x 3.41m)

UPVC double glazed window to rear aspect, power & lighting, door to kitchen, TV point, storage cupboards.

Kitchen:

17'5" x 4'4" (5.31m x 1.33m)

A range of base & wall units, worktops, space & plumbing for washing machine, space for fridge/freezer, stainless steel double sink, electric oven & hob UPVC double glazed frosted window, tiled walls, power & lighting, door to rear garden, door to bathroom.

Downstairs Bathroom:

8'9" x 4'3" (2.67m x 1.32m)

Panelled bath with electric shower over, radiator, W.C., vanity unit with inset hand wash basin, wall mounted storage, UPVC double glazed frosted window, lighting, extractor fan.

First Floor Landing:

5'8" x 3'7" (1.74m x 1.10m)

Doors to bedrooms & bathroom, loft access, power & lighting, storage cupboard.

Bedroom One:

12'9" x 12'2" (3.91m x 3.73m)

Two UPVC double glazed windows to rear aspect, power & lighting, TV point, radiator.

Bedroom Two:

10'2" x 10'0" (3.11m x 3.07m)

UPVC double glazed window to front aspect, radiator, power & lighting.

Shower Room:

8'11" x 5'1" (2.73m x 1.57m)

Large walk in shower cubicle with rainfall shower head,

heated towel rail, W.C., vanity unit with inset hand wash basin, lighting, extractor fan.

Basement:
12'7" x 6'11" (3.85m x 2.12m)

Power & lighting, feature fireplace.

Outside:
To the front, the property forms part of an attractive

traditional stone-built terrace, with a characterful façade and an enclosed entrance porch providing access into the home.

To the rear is a courtyard garden, designed with ease of maintenance in mind & finished with artificial lawn.

The property also benefits from a stone store room underneath the property to the rear.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



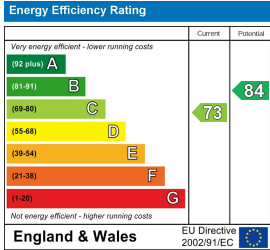
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

