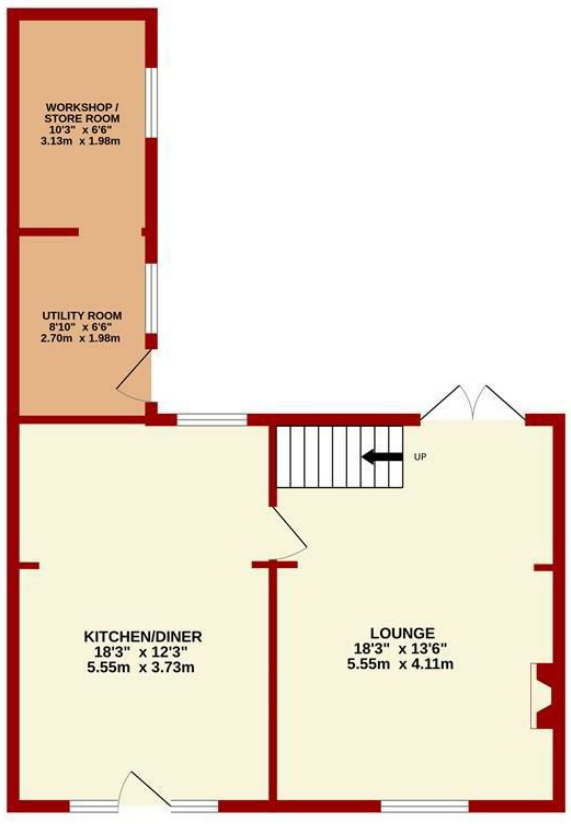
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Sling, Coleford GL16 8JH

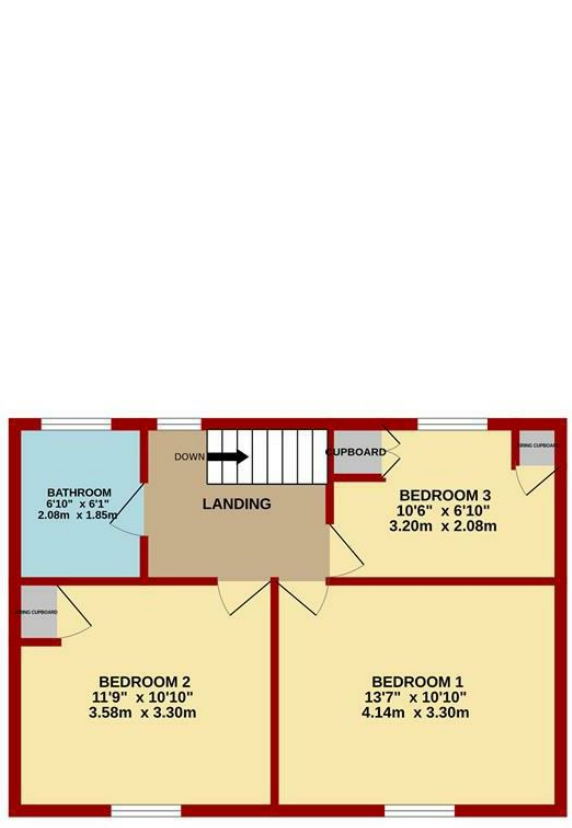
STEVE GOOCH
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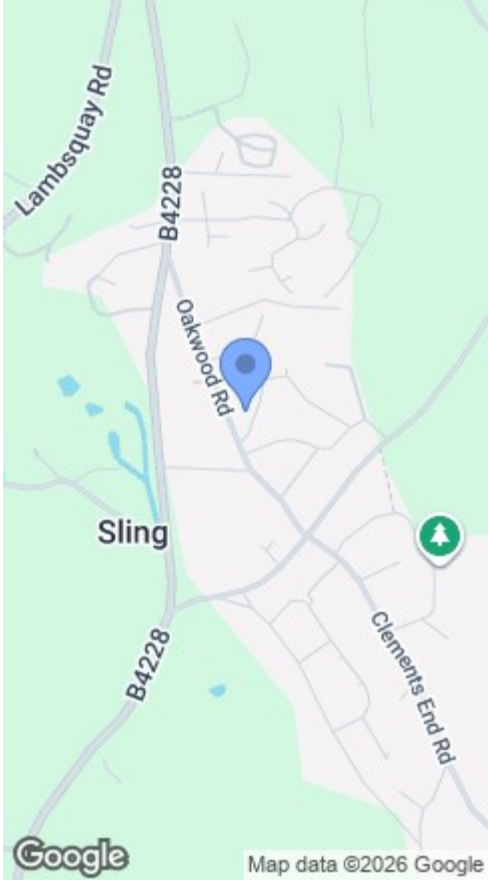
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.

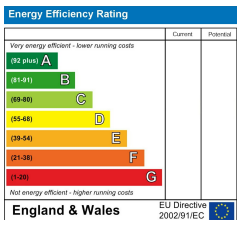


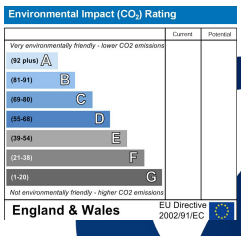
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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.

£250,000

Situated within the popular village of Sling, this THREE BEDROOM SEMI-DETACHED PROPERTY offers DECEPTIVELY SPACIOUS ACCOMMODATION, including a GENEROUS KITCHEN/DINER, a GOOD-SIZED LOUNGE WITH ATTRACTIVE LOG-BURNING STOVE, separate UTILITY ROOM and adjoining WORKSHOP/STORE. Outside, the property benefits from GOOD-SIZED FRONT AND REAR GARDENS, with the rear garden further enjoying a SUMMER HOUSE, GARDEN SHED and RAISED VEGETABLE BEDS. An ideal opportunity for those seeking a well-proportioned home with useful additional storage and outdoor space.

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. Enjoy easy access to nearby woodland walks and cycle paths, perfect for making the most of the surrounding countryside. Primary and secondary schooling with further education.















GROUND FLOOR

KITCHEN/DINER
18'03 x 12'03 (5.56m x 3.73m)
Accessed via a double-glazed uPVC entrance door, the kitchen/diner is fitted with a range of base, wall and drawer-mounted units, complemented by wooden worktops. There is a one-and-a-half bowl stainless steel sink unit with mixer tap, space for a cooker with stainless steel splashback, space for a fridge/freezer and plumbing for a dishwasher. Further features include a breakfast bar with power point, additional appliance points, part-tiled walls and space for a dining table and chairs. A vertical column radiator, double-glazed uPVC windows to both the front and rear aspects and a part-glazed wooden door through to the lounge complete the room.

LOUNGE
18'03 x 13'06 (5.56m x 4.11m)
A particularly good-sized reception room featuring an attractive fireplace with a Forest of Dean stone mantel piece, and a log-burning stove, set upon a stone hearth. Further benefits include understairs storage, a radiator, power points, television point and double-glazed uPVC window to the front aspect. Double-glazed uPVC double doors provide access directly out to the rear garden, while stairs rise to the first floor.

UTILITY ROOM
8'10 x 6'06 (2.69m x 1.98m)
A wooden stable door provides access through to the utility room where there is plumbing for a washing machine and additional storage cupboards. There is a double-glazed uPVC window to the side aspect together with a frosted glazed door and window. Beyond the utility room is access through to the adjoining workshop/store.
The roof covering to this area, including the utility room, was replaced in October 2025 with a cement fibre roof.

STORE/WORKSHOP
10'03 x 6'06 (3.12m x 1.98m)
A useful additional space offering power points, a double-glazed uPVC window to the side aspect and access to further storage space within the roof area.

FIRST FLOOR

LANDING
With a double-glazed uPVC window to the rear aspect, power points and access to the loft space.

BEDROOM ONE
13'07 x 10'10 (4.14m x 3.30m)
A good-sized double bedroom featuring exposed original floorboards, radiator, power points and double-glazed uPVC window to the front aspect.

BEDROOM TWO
11'09 x 10'10 (3.58m x 3.30m)
A further well-proportioned bedroom with exposed original floorboards, radiator and power points. There is also a useful built-in airing cupboard housing the hot water cylinder and shelving.

BEDROOM THREE
10'06 x 6'10 (3.20m x 2.08m)
With radiator, power points and double-glazed uPVC window to the rear aspect. The room also benefits from a double-door storage cupboard/wardrobe and a separate airing cupboard housing the gas-fired back boiler.

BATHROOM
6'06 x 6'01 (1.98m x 1.85m)
Fitted with a white suite comprising a panelled bath with electric shower over and enclosure, vanity wash hand basin and low-level WC. Further features include a radiator, part-tiled walls and double-glazed uPVC frosted window to the rear aspect.

OUTSIDE
The property is approached via double metal gates, opening onto a good-sized front garden which is predominantly laid to lawn and enclosed by a combination of hedging and fencing. Gated access leads around to the rear garden.
The enclosed rear garden enjoys a private, unoverlooked aspect, creating an ideal setting for relaxing and entertaining. Additional features include a log store and pedestrian gated access to the rear.
parking is available along pull-in off highway with potential to create parking within the property grounds subject to relevant permissions.

SERVICES
Mains - Water, Electricity, Drainage and Gas

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 are to be confirmed

LOCAL AUTHORITY
Council Tax Band: A
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, continue up the hill passing the petrol station on the left had side and proceed over the next set of traffic lights. Proceed along here bearing left on to Oakwood Road, signposted Sling where the property can be found along on the left 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.