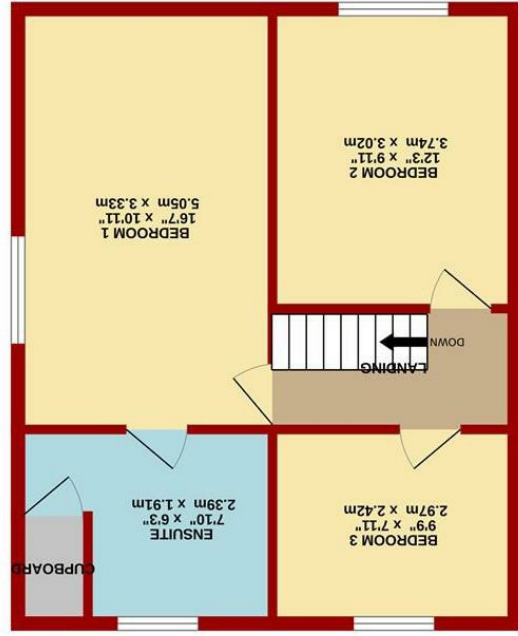
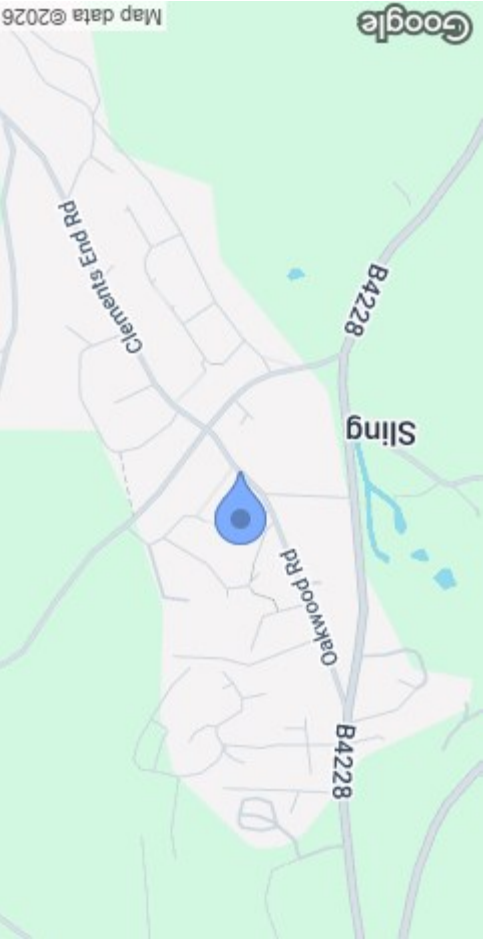




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



1ST FLOOR
 536 sq.ft. (49.8 sq.m.) approx.



GROUND FLOOR
 648 sq.ft. (60.2 sq.m.) approx.

TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2026



2 Strathmore Gardens
 Sling, Coleford GL16 8JQ

£300,000

A SPACIOUS AND VERSATILE FOUR-BEDROOM SEMI-DETACHED HOME, offering WELL PRESENTED ACCOMMODATION ACROSS TWO FLOORS, including a GROUND FLOOR BEDROOM AND BATHROOM, EN-SUITE to BEDROOM ONE, generous gardens, substantial off-road parking and useful outbuildings, all situated in the sought after village of Sling near Coleford

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.



PORCH

8'05 x 5'11 (2.57m x 1.80m)

Accessed via double glazed uPVC door. Radiator, power points and useful storage cupboard. Door through to:

ENTRANCE HALLWAY

Providing access to the kitchen, lounge, dining room, ground floor bedroom and bathroom. Stairs leading to first floor.

KITCHEN

9'09 x 10'09 (2.97m x 3.28m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops and one and a half bowl stainless steel sink unit with mixer tap. Space for cooker, plumbing for washing machine and dishwasher and space for fridge freezer. Wall mounted gas fired combi boiler, radiator, power points and part tiled walls. Front and side aspect double glazed uPVC windows.

LOUNGE

10'07 x 14'11 (3.23m x 4.55m)

Featuring original floorboards, feature fireplace with inset gas fire, radiator, power points and television point. Front aspect double glazed uPVC window.

DINING ROOM

11'09 x 10'04 (3.58m x 3.15m)

With original floorboards, understairs storage cupboard, power points and rear aspect double glazed uPVC window. Double doors leading out to the rear garden.

BEDROOM FOUR

10'00 x 8'02 (3.05m x 2.49m)

Ground floor bedroom with radiator, power points and rear aspect double glazed uPVC window.

BATHROOM

Comprising a white suite including panelled bath with shower over, WC and pedestal wash hand basin. Radiator, part tiled walls and frosted double glazed uPVC window.

LANDING

Providing access to all first floor bedrooms.

BEDROOM ONE

16'07 x 10'11 (5.05m x 3.33m)

Spacious double bedroom with radiator, power points and side aspect double glazed uPVC window. Door to:

EN-SUITE

7'10 x 6'03 (2.39m x 1.91m)

Comprising WC, pedestal wash hand basin with tiled splashback and corner shower enclosure. Please note a new electric shower is required. Useful eaves storage cupboard.

BEDROOM TWO

12'03 x 9'11 (3.73m x 3.02m)

Double bedroom with exposed original floorboards, radiator, power points and front aspect double glazed uPVC window.

BEDROOM THREE

9'09 x 7'11 (2.97m x 2.41m)

With radiator, power points and rear aspect double glazed uPVC window.

OUTSIDE

To the front, a five bar wooden gate gives access onto a large driveway providing parking for multiple vehicles. The front garden is mainly laid to lawn with hedged boundaries and raised flower beds.

To the rear, there is an enclosed garden with patio seating area enclosed by dwarf walling, leading onto a lawned garden with pathway to two useful storage sheds/outbuildings. The gardens are enclosed by mature hedging, creating a private outdoor space.

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

Severn Trent Water

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 Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along to the next set of traffic lights and proceed straight over and continue along for approximately one mile bearing left to Sling, continue along Oakwood Road where the property can be found on the left 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)

AWAITING VENDOR APPROVAL

