



10 Michaels Way

Sling, Coleford, Gloucestershire, GL16 8LZ

£240,000



NO ONWARD CHAINVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to offer to the market this very well presented family home in a pleasant area of Sling in Coleford. The detached house comprises of spacious lounge/diner and modern fitted kitchen downstairs, upstairs there are three good size bedrooms and the family bathroom. Outside there is off road parking and gardens around the property, the property benefits from gas central heating and double glazing throughout.

The village of Sling is a quiet neighbourhood on the outskirts of the Forest of Dean with plenty of walks through the forest right on your doorstep. There is easy access into the town of Coleford which offers a wide range of amenities to include shops, cafes, public houses, library and access to transport links.



Approached via a UPVC double glazed front door into:

Entrance Hallway:

Stairs to first floor, panelled radiator, understairs cupboard

Lounge/Diner:

12'7" x 23'1" (3.86m x 7.06m)

Lounge Area:

Dual aspect with UPVC double glazed window to rear aspect, patio doors to front, panelled radiator, TV point, coved ceiling.

Dining Area:

UPVC double glazed window to side aspect, panelled radiator and coved ceiling.

Kitchen:

12'2" x 7'4" (3.71m x 2.26m)

Newly-fitted modern kitchen comprising base and eye level units and drawers, rolled edge worktop surfaces, integrated electric oven and induction hob, extractor hood with light, digital controls for central heating and hot water, vinyl flooring, breakfast bar, single drainer sink unit, ceiling spotlights, UPVC double glazed window.

First Floor Landing:

UPVC double glazed window to side aspect, airing

cupboard housing hot water tank and immersion heater.

Bedroom One

12'0" x 7'10" (3.68m x 2.41m)

UPVC double glazed window, panelled radiator.

Bedroom Two:

8'11" x 6'2" (2.72m x 1.88m)

UPVC double glazed window, panelled radiator.

Bedroom Three:

12'2" x 8'11" (3.71m x 2.74m)

Sloping ceilings, Velux window, panelled radiator.

Bathroom:

White suite comprising W.C, wash hand basin, bath with electric shower over, mirror, UPVC double glazed window.

Outside:

The property is positioned on a lovely corner plot, with lawns and driveway.

Agent's Note:

The property is currently tenanted. The photographs are from a previous listing and are not up to date. There will be up to date photographs once the existing tenants have vacated the property.



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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



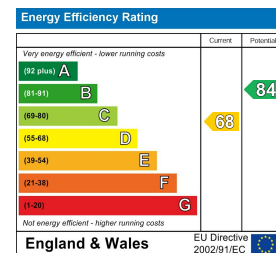
Floor Plan



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



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