



**FREEHOLD**

**£239,950**



**43 COUNCIL VILLAS, OAKWOOD ROAD, SLING, COLEFORD,  
GLOUCESTERSHIRE, GL16 8JG**

- THREE BEDROOMS
- LOUNGE/DINER
- BATHROOM
- WEST FACING GARDENS
- KITCHEN
- UTILITY ROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR TWO VEHICLES

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# 43 COUNCIL VILLAS, OAKWOOD ROAD, SLING, COLEFORD, GLOUCESTERSHIRE, GL16 8JG

**AN IMMACULATLY MAINTAINED THREE BEDROOMED END OF TERRACE HOUSE WITH LARGE LEVEL GARDENS, OFF ROAD PARKING FOR TWO VEHICLES AND IN WHAT HAS BECOME AND INCREASINGLY POPULAR LOCATION.**

Sling is located between Clearwell and Bream and is just south of the village of Milkwall. The closest town is Coleford, close to the Wye valley. 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 and two separate Golf Courses.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

**Entrance Hall:** radiator, tiled floor

**Utility room:** 7' 0" x 7' 0" (2.13m x 2.13m), Window and door to rear, radiator, base level units with worktop over, plumbing for washing machine ,gas boiler for central heating and hot water.

**Kitchen:** 10' 5" x 10' 0" (3.17m x 3.05m), Fitted at wall and base level, tiled floor, tiled splash-backs, double bowl sink unit, oven with gas hob and hood over, window to rear, large under-stairs storage cupboard, radiator.

**Lounge/Diner:** 17' 0" x 10' 9" (5.18m x 3.27m), Windows to front and side, radiator, fireplace.



**Bedroom One:** 12' 0" x 10' 0" (3.65m x 3.05m), Built-in wardrobes, radiator, window to rear.

**Bedroom Two:** 10' 9" x 9' 7" (3.27m x 2.92m), Window to side, radiator, wardrobe recess.

**Bedroom Three:** 8' 0" x 7' 8" (2.44m x 2.34m), Window to front, radiator,

**Bathroom:** 6' 3" x 5' 5" (1.90m x 1.65m), Tiling to walls, bath, vanity wash hand basin, W.C., window, towel rail radiator, over-bath shower.





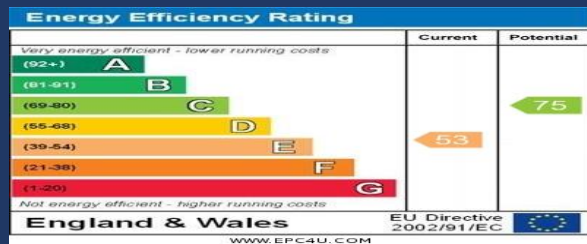
**Outside:** To the front is a gravelled parking area for two vehicles. The rear having west facing level lawned gardens, with large patio,

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



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