



## Lynmoor, Clays Road

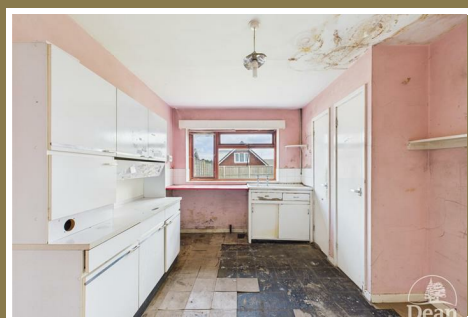
Sling, Coleford, Gloucestershire, GL16 8LJ

£150,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* \*\*\*RENOVATION PROJECT\*\*\* Dean Estate Agents are thrilled to present this three-bedroom semi-detached home located in the sought-after village of Sling, offered with no onward chain. Perfect for those looking to create their dream home, this property offers fantastic potential and the opportunity to add your own personal touch. Set in a peaceful location, the home benefits from spacious accommodation throughout and a generous garden, making it an ideal choice for families or buyers seeking a renovation project in a desirable Forest of Dean setting.

This property is situated in Sling which is a lovely, peaceful village that has plenty to offer. Here you will find fantastic woodland walks, a social club, great bus links and much more. Sling is just a short drive from the town of Coleford where you will find a large range of local amenities such as supermarkets, doctors surgeries, dentists, cafes, independent businesses, free houses and bus links throughout the Forest of Dean and into Gloucester and Wales.



Approached via front door into:

Entrance Hallway:

13'1" x 3'2" (4.0m x 0.97m)

Lounge:

12'1" x 16'4" (3.70m x 4.98m)

Kitchen:

12'11" x 9'10" (3.94m x 3.00m)

First Floor Landing:

9'0" x 6'2" (2.75m x 1.88m)

Bedroom One:

13'9" x 9'10" (4.21m x 3.02m)

Bedroom Two:

11'7" x 7'5" (3.55m x 2.28m)

Bedroom Three:

10'6" x 6'2" (3.22m x 1.89m)

Bathroom:

5'5" x 8'7" (1.67m x 2.62m)

Garage:

19'7" x 8'2" (5.98m x 2.50m)



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.

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Tenanted Property – 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



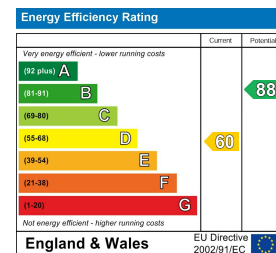
## Floor Plan



## 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



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