



## School Close

Cinderford, Gloucestershire, GL14 3BQ

£279,950



**\*\*\*Open House Event – Saturday 9th May - 2PM-3.30PM\*\*\*** Discover the final opportunity to own one of these beautifully crafted brand-new homes. Join us for an exclusive open house and explore three stunning properties designed for modern living.

Situated on School Close, Cinderford, this brand new semi-detached house offers a perfect blend of modern living and convenience. With only two plots remaining, this is a rare opportunity to secure a home in a desirable location.

Spanning an impressive 831 square feet, the property features a well-designed layout that includes a welcoming reception room, three spacious bedrooms, and a contemporary bathroom. Built in 2026, this new build promises the latest in design and energy efficiency, ensuring a comfortable living experience for you and your family.

The house is situated on the edge of town, providing a peaceful atmosphere while still being within easy reach of local amenities. Additionally, the property boasts parking for two vehicles, making it ideal for families or those with multiple cars.

With no onward chain, you can move in without delay and start enjoying your new home right away. This is an exceptional opportunity to own a modern property in a lovely setting. Don't miss your chance to make this house your home.



#### Entrance Hallway:

16'6" x 3'8" (5.04m x 1.13m)

Stairs to first floor with under stairs cupboard, power & down lighting, radiator, separate built in cupboard with space & plumbing for washing machine, consumer unit.

#### Cloakroom:

5'5" x 2'10" (1.67m x 0.87m)

White suite comprising of low level W.C., corner wash hand basin with splash back tiling, radiator, luxury vinyl flooring, double glazed window to front aspect, radiator.

#### Kitchen/Dining Room:

16'6" x 9'6" (5.05m x 2.90m)

Matching wall and base cabinets, 1 and a half bowl sink unit, integrated electric grill and oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer, down lighting, space for table and chairs, double glazed windows to front & side aspects, radiator.

#### Lounge:

16'6" x 9'10" (5.03m x 3.02m)

Radiator, double glazed window to rear aspect, twin double glazed doors to rear garden.

#### First Floor Landing:

10'11" x 3'4" (3.35m x 1.03m)

Doors to bedrooms & bathroom.

#### Bedroom One:

12'11" x 9'7" (3.95m x 2.93m)

Radiator, power points, TV aerial point, double glazed window to rear aspect, overlooking the rear garden.

#### En-Suite:

9'7" x 3'3" (2.93m x 1.01m)

Shower enclosure, low level WC, pedestal wash hand basin, towel radiator, shaver point, luxury vinyl flooring, double glazed window to side aspect.

#### Bedroom Two:

9'9" x 8'10" (2.99m x 2.71m)

Radiator, double glazed window to front aspect with woodland views.

### Bedroom Three:

9'6" x 6'6" (2.90m x 1.99m)

Radiator, power points, TV aerial point, double glazed window to rear aspect.

### Family Bathroom:

7'3" x 5'6" (2.22m x 1.68m)

White suite comprising of bath with rain shower over, low level W.C., pedestal wash hand basin, towel radiator, down lighting, extractor fan, shaver socket, luxury vinyl flooring, double glazed window to front aspect.

### Outside:

To the front of the property there are steps to the front door with handrail, block paved drive for two vehicles and side pedestrian gate access to rear garden.

To the rear there is a large sandstone patio with space for seating, brick retaining wall with shallow steps to lawned garden, all enclosed by wood fencing. There is bike storage.



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Tenanted Properties – 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.

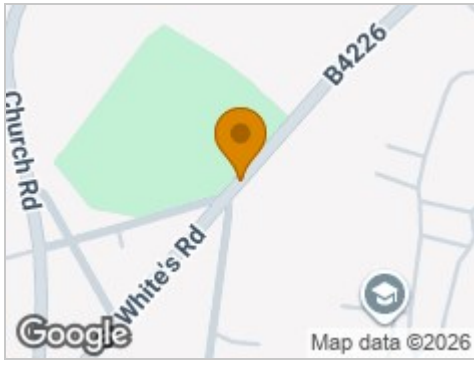
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

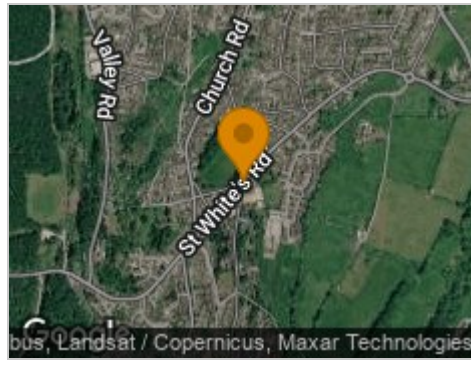
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

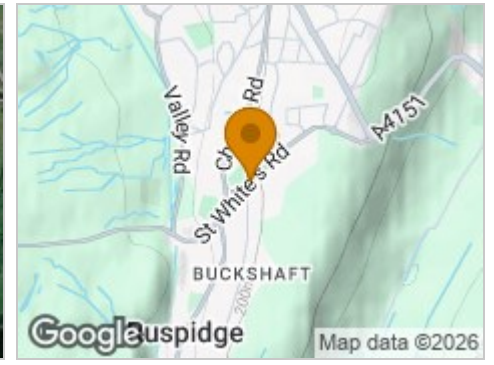
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Land & New Homes 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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