



## School Close

Buckshaff Road, cinderford, GL14 3BQ

£325,000



Dean Estate Agents are extremely pleased to bring to the market this brand new development of just 7 homes. There is a mix of Semi-detached and detached. Prices start from £279,950

A remarkable opportunity for those seeking a modern home. Built in 2025, these brand new properties boasts a contemporary design and is part of ensuring a sense of community and exclusivity.

As usual with Heal Homes, you will find exceptional build quality and very efficient after sales service if required. We were totally impressed with the development when we viewed, it's very private and unique - reserve today!!!

The photographs shown in this brochure are from 6 and 7 as this property is still undergoing work.



#### Entrance Hallway :

Stairs to first floor, under stairs cupboard, utility cupboard, radiator.

#### Cloakroom :

White suite, double glazed window, radiator.

#### Lounge :

Double glazed bay window, double glazed window to side, 2 radiators.

#### Fitted Kitchen/Diner :

Fitted kitchen with built in appliances. double glazed window, radiator.

#### First floor landing :

Access to loft, radiator, built in cupboard.

#### Master Bedroom :

Double glazed window, radiator.

#### En-Suite :

White suite, towel radiator, shaver point.

#### Bedroom 2 :

Double glazed window, radiator.

#### Bedroom 3 :

Double glazed window, radiator.

#### Family Bathroom :

White suite, shower over bath, towel radiator, shave point, double glazed window.

#### Outside :

Parking for 2 vehicles, lawned gardens, bike storage shed, patio, lighting and water tap.



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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 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 at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

## Road Map



## Hybrid Map



## Terrain Map



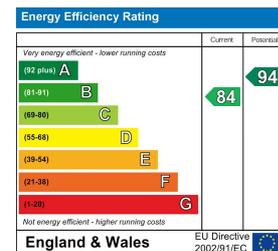
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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