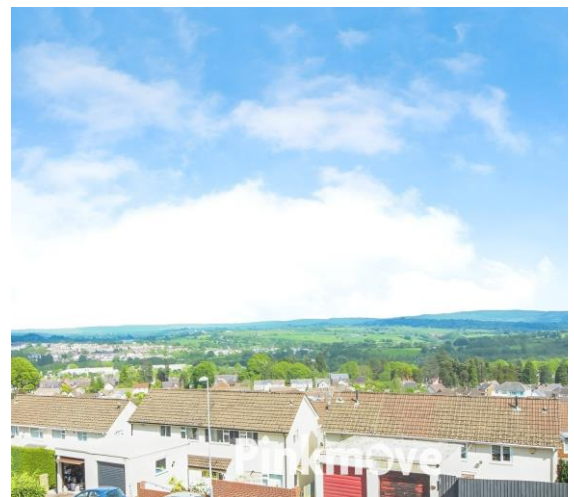




## St. Augustine Road, offers in the region of £415,000

- NO CHAIN
- SPACIOUS DETACHED PROPERTY WITH LOTS OF POTENTIAL
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- SNOOKER ROOM
- BEAUTIFUL SURROUNDING VIEWS
- LARGE TIERED REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES



 4  1  2

**Pinkmove**

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## About the property

This spacious 4-bedroom detached home, set in a desirable location and offers stunning views. Featuring an open-plan living area, bright kitchen, versatile snooker room, utility space, double garage, and a large driveway. Close to amenities, scenic routes, and schools.







## Accommodation

### Living Room

13' 7" x 13' 1" ( 4.14m x 3.99m )  
Max Measurements

### Dining Room

13' 7" x 8' 2" ( 4.14m x 2.49m )  
Max Measurements

### Kitchen

10' 7" x 19' 3" ( 3.23m x 5.87m )  
Max Measurements

### Utility Room

6' 8" x 9' 8" ( 2.03m x 2.95m )  
Max Measurements

### Cloakroom

6' 8" x 5' 9" ( 2.03m x 1.75m )  
Max Measurements

### Office

6' 8" x 3' 9" ( 2.03m x 1.14m )  
Max Measurements

### Snooker Room

24' 6" x 20' 5" ( 7.47m x 6.22m )  
Max Measurements

### Bedroom 1

9' 8" x 15' 4" ( 2.95m x 4.67m )  
Max Measurements

### Bedroom 2

10' 4" x 14' 1" ( 3.15m x 4.29m )  
Max Measurements

### Bedroom 3

13' 1" x 10' 8" ( 3.99m x 3.25m )  
Max Measurements

### Bedroom 4

11' 1" x 10' 4" ( 3.38m x 3.15m )  
Max Measurements

### Bathroom

10' 4" x 8' 2" ( 3.15m x 2.49m )  
Max Measurements

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.