



Augustine Avenue, Studley B80 7JL

welcome to

Augustine Avenue, Studley

Are you looking for a good sized home in the sought after location of STUDLEY, then come and look at this. Offering a DOWNSTAIRS TOILET. Three DOUBLE Bedrooms. Two reception rooms. GARAGE and OFF-ROAD PARKING. You need to see it to appreciate what it offers.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

via block paved driveway leading up to porch double glazed door.

Porch

Double glazed porch door to front. Obscure glazed door to main accommodation.

Hall

Radiator. Stairs to the first-floor accommodation. Laminate flooring. Door to lounge

Lounge

13' 10" max into recess's x 13' 1" max into recess (4.22m max into recess's x 3.99m max into recess)
Double glazed window to front. Coving to ceiling. Wall lights. Feature gas fire, back and hearth with wood surround. Understairs storage cupboard. Door to dining room.

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m)
Double glazed patio doors to rear gives access to rear garden. Coving to ceiling. Radiator. Laminate flooring. Door to inner hall

Inner Hall

inset spotlights. coving to ceiling. Tiled floor. Archway to kitchen and door to downstairs toilet

Downstairs Toilet

Coving to ceiling. Inset spotlights. Obscure double-glazed window to side. Close coupled toilet. Wall mount wash hand basin. Tiling to splash prone areas. Tiled floor. Heated chrome towel rail.

Kitchen

16' 9" max x 11' 6" max exclude recess (5.11m max x 3.51m max exclude recess)
Double glazed window to rear. Obscure double-glazed door to side giving access to rear garden. Inset spotlights. Coving to ceiling. A range of fitted wall and base units with glazed display doors, wine rack and work surface over. Stainless steel sink, mixer tap and drainer to side. Tiling to splash prone areas.

Space for Range cooker, fridge freezer, dishwasher and washing machine. Radiator. Tiled floor.

and rear.

Landing

Loft access. coving to ceiling. Doors off to Bathroom and three bedrooms.

Bedroom

14' 4" max x 10' 1" max into recess (4.37m max x 3.07m max into recess)
Two Double glazed window to front. Coving to ceiling. Radiator. Access to shower and door to toilet.

Ensuite

Shower tray and wall mounted shower over ith screen. Separate Toilet. Tiling to splash prone areas.

Bedroom

13' max into wardrobes x 10' 1" max into chimney breast (3.96m max into wardrobes x 3.07m max into chimney breast)
Double glazed window to front. Coving to ceiling. Radiator. Fitted wardrobe.

Bedroom

10' 11" max into recess x 10' 5" max (3.33m max into recess x 3.17m max)
Double glazed window to rear. Coving to ceiling. Radiator. Laminate flooring. Door to built in storage cupboard.

Bathroom

Obscure double-glazed window to rear. Inset spotlights to ceiling. Coving to ceiling. Free standing bath, with mixer tap over. Fitted shower tray, wall mount shower over and screen. Tiling to splash prone areas. Radiator. and towel rail. Feature flooring.

Front Garden

Blocked paved driveway for several cars.

Rear Garden

Decked patio area. Gravelled beds. Fence to sides



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welcome to

Augustine Avenue, Studley

- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- DOWNSTAIRS TOILET
- KITCHEN
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RDC109549



Property Ref:
RDC109549 - 0003

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