



Pinkmove

## Squires Gate

Guide price £425,000 - £435,000

- Guide Price £425,000 to £435,000
- Four Bedrooms
- En-Suite Shower, Family Bathroom and Downstairs Wc
- Spacious Rear Garden
- Three Reception Rooms
- Double Garage and Driveway
- Close to Local Shops, Schools and Amenities
- Excellent Transport Links
- EPC Rating: Awaited



Pinkmove

4 2 3

Pinkmove

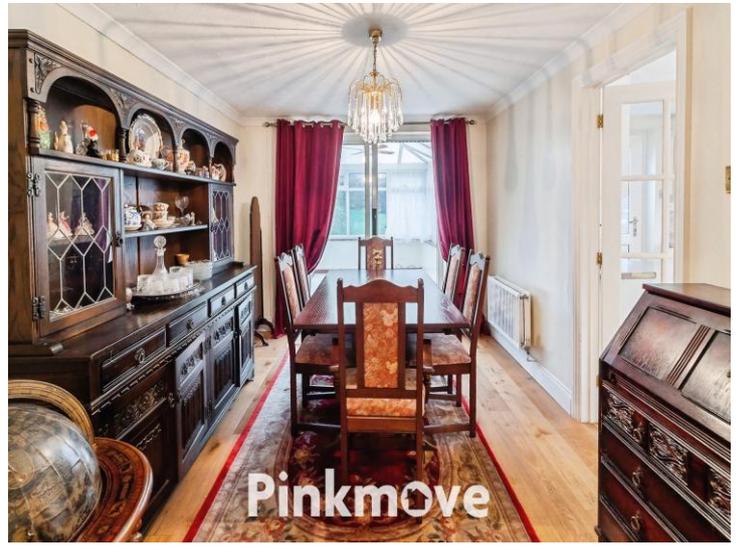
01633 746088  
team@pinkmove.co.uk



## About the property

Four-bed detached home in quiet Rogerstone near schools, shops, bus links and Rogerstone train station. Spacious lounge, dining room, conservatory, four bedrooms with en-suite, large garden and double garage with development potential. Easy access to M4.





## Accommodation

### Living Room

16' 6" x 11' 7" ( 5.03m x 3.53m )

### Dining Room

12' 4" x 9' 3" ( 3.76m x 2.82m )

### Conservatory

10' 10" x 8' 3" ( 3.30m x 2.51m )

### Kitchen

13' 10" x 8' 4" ( 4.22m x 2.54m )

### Downstairs Wc

2' 9" x 6' ( 0.84m x 1.83m )

### Bedroom 1

13' 1" x 9' 4" ( 3.99m x 2.84m )

### En-Suite

3' 10" x 9' 5" ( 1.17m x 2.87m )

### Bedroom 2

11' 7" x 9' 4" ( 3.53m x 2.84m )

### Bedroom 3

9' 11" x 8' 7" ( 3.02m x 2.62m )

### Bedroom 4

6' 8" x 8' 6" ( 2.03m x 2.59m )

### Bathroom

6' 11" x 5' 6" ( 2.11m x 1.68m )

### Double Garage

16' 10" x 16' 10" ( 5.13m x 5.13m )

## Floorplan



Total area: approx. 108.4 sq. metres (1167.3 sq. feet)  
**90 Squires Gate**

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

