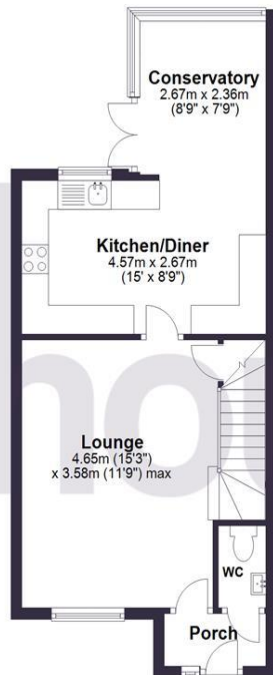
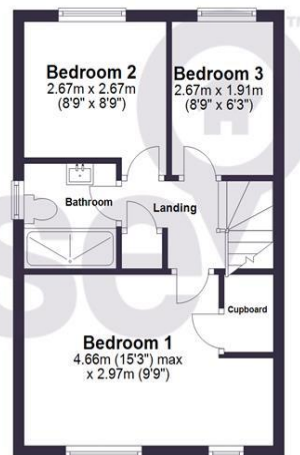




Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
105-155kWh	A		
81-104kWh	B		
55-80kWh	C		
29-54kWh	D		
13-28kWh	E		
7-12kWh	F		
1-6kWh	G		

More energy efficient = Higher energy rating
England, Scotland & Wales



MONEY LAUNDERING REGULATIONS 2007

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

House has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. House has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Appleford Drive, Minster, ME12 2TB



- ✓ Stylish 3 Bedroom Semi-Detached Home
- ✓ Popular and Sought After Location
- ✓ Spacious Lounge
- ✓ Modern Fitted Kitchen/Diner
- ✓ Recently Fitted Shower Room
- ✓ Garage and Parking
- ✓ EPC: C | Council Tax: C

Welcome to your dream home in the ever popular and highly desirable Minster.

This stunning 3-bedroom semi-detached house is the epitome of modern living. Step inside and be greeted by a porch leading to the spacious family lounge, perfect for relaxing and spending quality time with loved ones. The modern fitted kitchen seamlessly flows into the bright conservatory, creating a wonderful space for entertaining guests or simply enjoying a cup of coffee while basking in natural light. Convenience is key, as this home boasts a downstairs WC for added comfort and a practical touch.

The main bedroom is not only spacious but also features a handy cupboard, providing ample storage solutions. Additionally, there are two more bedrooms, perfect for a growing family or for those who desire a home office or hobby room. The stylish shower room adds a touch of luxury to your daily routine.

But the appeal of this property doesn't end there. Appleford Drive is ideally situated close to schools, shops, and various parks, offering endless opportunities for socialising and outdoor activities. Whether you're taking a leisurely stroll or walking your furry friends, you'll find plenty of green spaces to explore.

The best part? The owners of this beautiful home have already found their new property, meaning there's no chain holding you back.

Don't miss out on the chance to make this house your own. Call us now to arrange your personal viewing and start envisioning your future in this incredible home.



house

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O.I.E.O £300,000

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