

PRICE  
OFFERS OVER  
**£270,000**  
Freehold



**2-3 BED SEMI-DETACHED BUNGALOW  
WITH AMPLE PARKING AND A GOOD  
SIZED GARDEN TOO!**

**Minster Road, Minster  
ME12 3DY**





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors and walls, areas or volumes, are for guidance only. They should not be relied upon for any legal or financial purposes. The actual figures and specifications shown here may have varied and it is possible that there are errors in the figures shown here. Made with Winplan 2022

**Take a look at this spacious 2/3 bedroom semi-detached bungalow, situated in sought after Minster Road.**

**The property has 2 bedrooms, a separate lounge and dining room, which could be easily converted to provide a 3-bedroom home if needed. With a little imagination, this could be a great family home. Outside there's parking for a few cars with space to increase parking if required. To the rear, is a mature garden that's been the owner's pride and joy for many years. This is laid mainly to lawn with borders, mature shrubs and trees.**

**Please call Rule and Rule to arrange a viewing.**

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 -** Rule and Rule 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. Rule and Rule 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. Covenants may apply to this property.