

PRICE
£280,000

Freehold



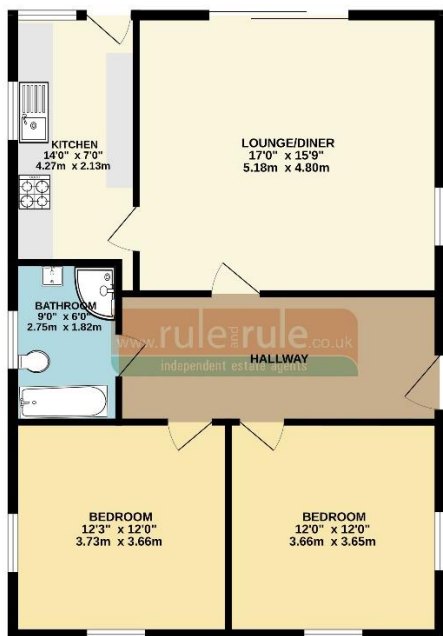
**TIDY DETACHED 2 BED BUNGALOW
WITH VIEWS OVER FIELDS
BEHIND!**

**Nelson Avenue, Minster
ME12 3SF**





GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error. Details of this contract. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The location, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call us for more details.

Rule & Rule are pleased to present to you this 2 bedroom detached part - light construction property situated in a quiet location and with open field views to the rear. Inside are 2 good sized bedrooms, a family bathroom, a modern kitchen with white units and built in oven and gas hob and space for appliances. The large lounge looks out onto the well stocked rear garden, laid mainly to lawn with shrubs and trees in the borders. The property has gas fired central heating and double glazing throughout. We feel this would make a lovely family home or indeed, to downsize for your retirement. Call Rule & Rule to arrange a viewing today.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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.