

PRICE  
**£360,000**

FREEHOLD



# AN IDEAL FAMILY HOME CLOSE TO MINSTER VILLAGE AND AMENITIES.

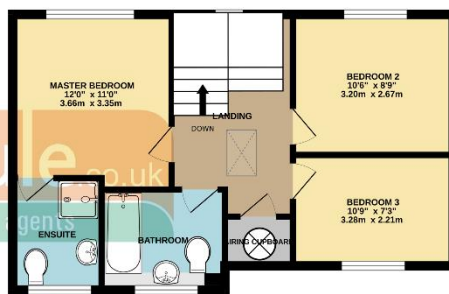
## Nunnery Grove, Minster ME12 2GD





GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**This has got to be the ideal family home! Situated in an enviable position close to the heart of Minster Village is this modern, well presented and surprisingly spacious 3 bedroom detached house. The property has gas fired central heating, a modern fitted kitchen, en-suite to the master bedroom and a ground floor WC. Outside is ample off street parking, a detached garage and a lawn garden to rear. There is plenty of space for the kids to play as the property is located adjacent to parkland which offers a playground too. If you fancy a walk, the beach is no more that 10 minutes walk as is Minster Village with its host of amenities. All in all, a fabulous family home! Call Mark or Craig on 01795662604 for more info.**

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.