

PRICE

£455,000

Freehold



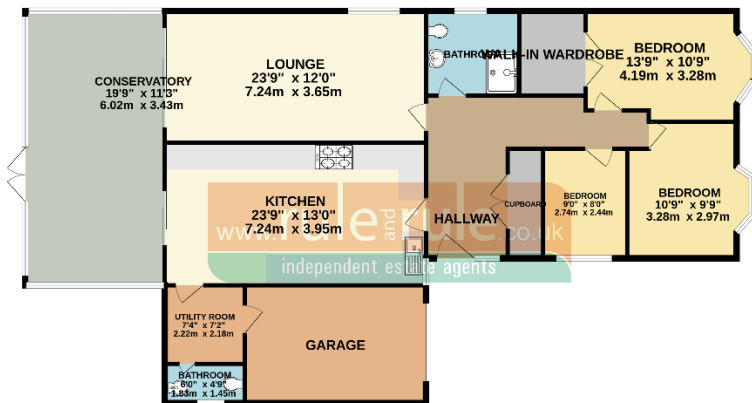
**SPACIOUS 3 BED DETACHED
BUNGALOW ON A SOUGHT-AFTER
ROAD CLOSE TO SEAFRONT WALKS!**

**Stanley Avenue, Minster
ME12 2EY**





GROUND FLOOR
1814 sq.ft. (168.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Metropac 02/23

No Chain! This lovely three-bedroom detached bungalow is situated on one of Minster's most coveted roads, Stanley Avenue, and occupies a generous sized plot. This offers a unique opportunity to acquire a bungalow on this popular road as once they're gone, they're gone! Family owned from new, this larger than average property has been well maintained and provides spacious accommodation throughout. This includes a lounge of 23' 9" x 11'9" as well as a spacious kitchen-diner and full width double glazed conservatory to rear. The separate WC and utility area are a bonus. Outside, there's a block paved driveway to side with parking for up to 3 vehicles and an integral single garage. To rear is a mature, sunny, west facing rear garden with patio, lawn and shrubs. The property's location is simply ideal, offering close proximity to local amenities, including Minster seafront, schools, shops and a bus stop. Do not miss this opportunity! Call Mark or Craig to book your escorted viewing.

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 have 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.