

PRICE

Offers Over

£200,000

Freehold



**AN IMMACULATE AND WELL
MAINTAINED 2 BED STARTER HOME,
WITH NO CHAIN. PERFECT FIRST TIME
BUY!**

**Mistletoe Drive, Minster
ME12 3TQ**



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PROFESSIONALS



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other facts 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. Made with Metropix (2022)

PERFECT FIRST TIME BUY WITH NO CHAIN! Rule & Rule are pleased to offer this beautifully maintained 2 bedroom end terraced house situated in the sought after Thistle hill development close to the A249, schools and local supermarkets. This property would be perfect for first time buyers and investors alike. Inside the modern decor is complimented by a modern kitchen with integrated oven and gas hob, dishwasher, washing machine and fridge freezer. The property also benefits from a downstairs WC. To the first floor is a master bedroom with double aspect windows, a second good sized bedroom and a family bathroom comprising a modern white suite with a shower over the bath. Outside there is an allocated parking space for 2 cars, with visitor parking available and no garden to worry about. Call Rule & Rule to arrange a viewing.

***TENANT WOULD PAY £900 PCM TO STAY.**

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.