

PRICE

OIEO

£270,000

Freehold



**A SPACIOUS 4 BEDROOM END TERRACED PERIOD STYLE HOUSE SITUATED CLOSE ALL LOCAL AMENITIES!**

**Main Road, Queenborough  
ME11 5BQ**



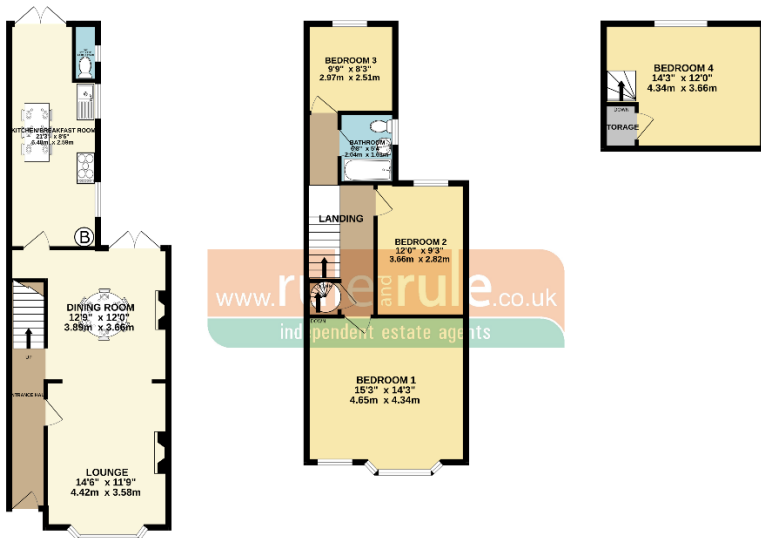




GROUND FLOOR  
574 sq ft (53.2 sq m) approx.

1ST FLOOR  
555 sq ft (51.3 sq m) approx.

2ND FLOOR  
180 sq ft (16.7 sq m) approx.



**Rule & Rule are delighted to offer this 4-bedroom end terraced period house situated in the historic seaside town of Queenborough. This property is ideal for families with its close proximity to playgrounds, a primary school, various shops, restaurants and Creek to enjoy.**

**There's a plethora of new retail and commercial development close by and the continued regeneration making the town ever more popular.**

**This spacious property has 3 good sized bedrooms and a family bathroom to the first floor with an additional 4th bedroom in the attic. There are separate lounge and dining rooms along with a kitchen/breakfast room with pine dressers, a range cooker and space for various appliances. This leads onto the garden via double glazed French doors.**

**The property has a number of period feature and further benefits from full gas fired central heating and double glazing throughout. Outside to rear is a decked rear yard with pedestrian gate to rear. All in all, a great family home with a touch of character too.**

**Call Mark or Craig to arrange your viewing.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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 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.