

PRICE  
**£170,000**

Freehold

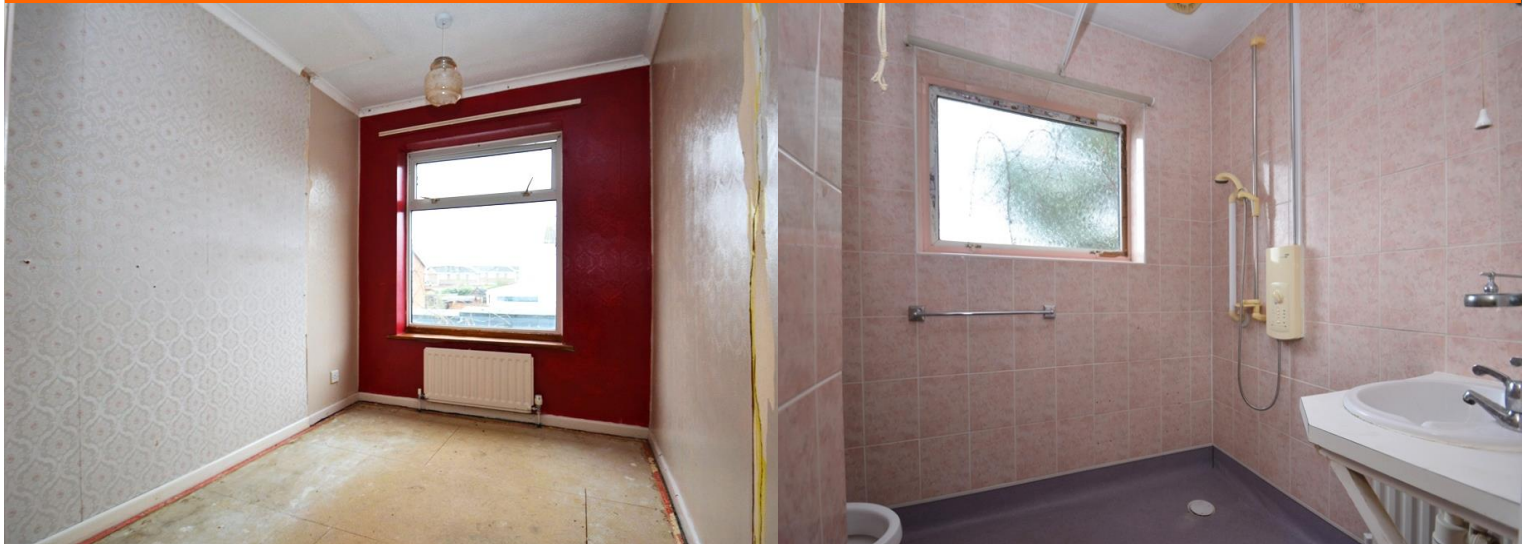


**END TERRACED HOUSE SITUATED  
CLOSE TO SEAFRONT AND IN NEED OF  
UPDATING THROUGHOUT.**

**Melody Close, Warden Bay  
ME12 4PU**







## Calling all investors!

AWAITING EPC AND  
FLOORPLAN

**Take a look at this 3 bed end terrace property situated in a cul-de-sac position, close to the seafront. The property has some double glazing and gas central heating but does require a full scheme of updating which has been reflected in the asking price. Outside are gardens to front and rear with a garage space en-bloc included in the price.**

**Call Mark or Craig to book your 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.