

PRICE

Offers over

£400,000

Freehold



**Beautifully maintained 3 bed detached house with that little extra space and style.**

*\*Scan the 3d code for more info!*

**Dreadnought Avenue,**

**Minster**

**ME12 3NH**

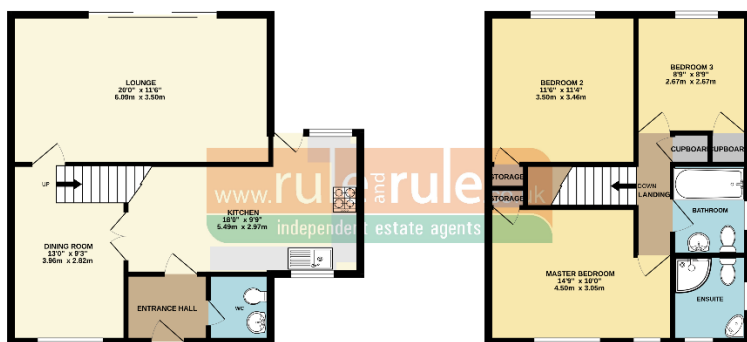






GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
503 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA - 1079 sq.ft. (100.1 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be taken as a guarantee as to their operability or efficiency on the given date.  
 Made with Metrepro 12/2014

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

**Take a good look at this rather splendid and spacious 3-bedroom detached house, occupying a good-sized plot close to the sought after Minster Road. With a number of schools located close by, we feel this well-maintained property would make a fabulous family home.**

**The ground floor accommodation comprises a separate lounge with contemporary log burner, a spacious dining room and a gorgeous, modern, fitted kitchen with a range of built in appliances. Upstairs are 3 good sized bedrooms, with the master having an en-suite shower room, and separate family bathroom too. Outside is a mature garden to front with a single garage and ample parking for 4-5 cars.**

**Out back, a nicely maintained and secluded lawn garden with mature shrubs, patio and shed.**

**Why not call Mark or Craig to book your viewing without delay!**

**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.