

PRICE
OIEO

£240,000

FREEHOLD



**A TWO BED SEMI DETACHED HOUSE
SITUATED ON A SOUGHT-AFTER ROAD, CLOSE
TO PARKLAND AND LOCAL AMENITIES!**

Bellevue Road, Minster

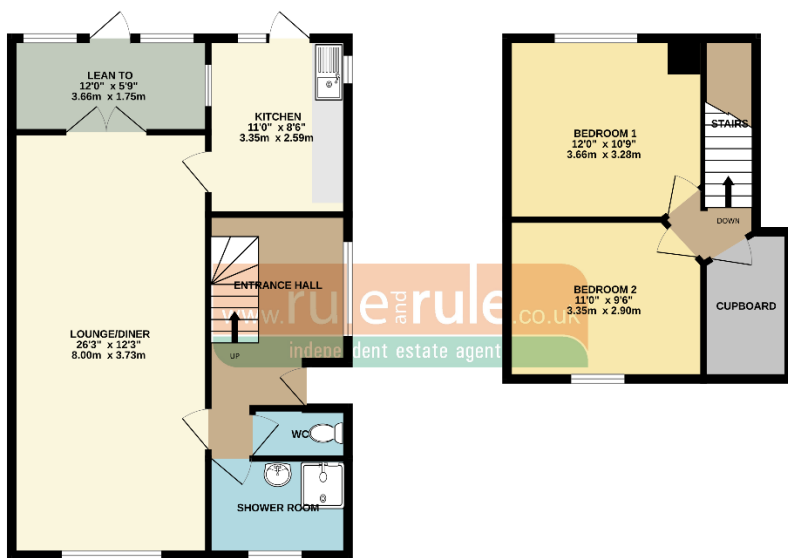
ME12 2RH





GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Rule and Rule are please to present this 2-bedroom semi-detached property situated in a sought after area of Minster.

With a little imagination and bit of work this property could be a good sized family home. The ground floor comprises of a good sized lounge/diner, kitchen, toilet and a shower room. On the 1st floor there are 2 bedrooms and ample storage under the eaves.

Outside is off street parking for 2 cars, detached single garage and gardens to front and rear.

Please call Mark or Craig to arrange your viewing today.

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.