

PRICE
£549,995

Freehold



**BEAUTIFULLY MAINTAINED 4 BED
DETACHED HOUSE SITUATED JUST A
STONES THROW FROM THE SEAFRONT!**

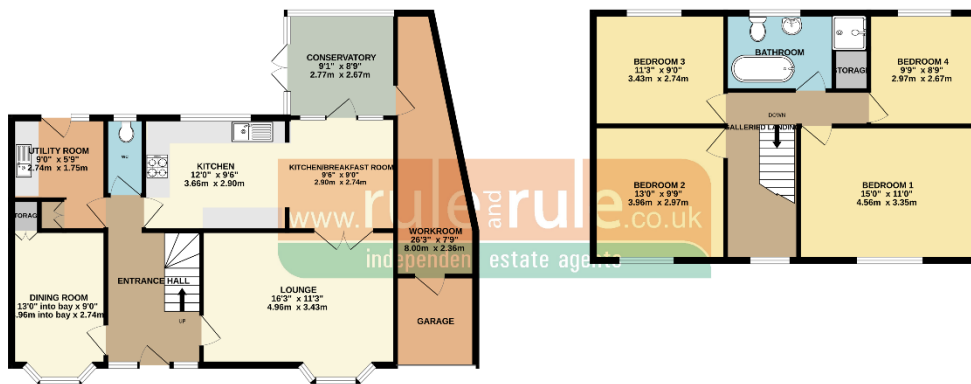
**Minster Drive, Minster
ME12 2NG**





GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



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

TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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Situated just a stone's throw from the Blue Flag beaches of Minster Leas, is this beautifully presented 4 bedroom detached house which has been impeccably maintained by the current owner. The property provides ample accommodation throughout and has gas central heating, uPVC double glazing, modern bathrooms, a contemporary fitted kitchen with a range of appliances, utility room, separate dining room and a rather lovely uPVC conservatory to rear.

Outside to front is ample parking with an in/out driveway and attached garage with workshop to rear. There's side access to the west facing, landscaped rear garden planted with mature shrubs and perennials. Best of all, you're only that short minutes walk from the beach and only a five minute drive to shops and amenities. Why not call Mark or Craig to book your escorted 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.