

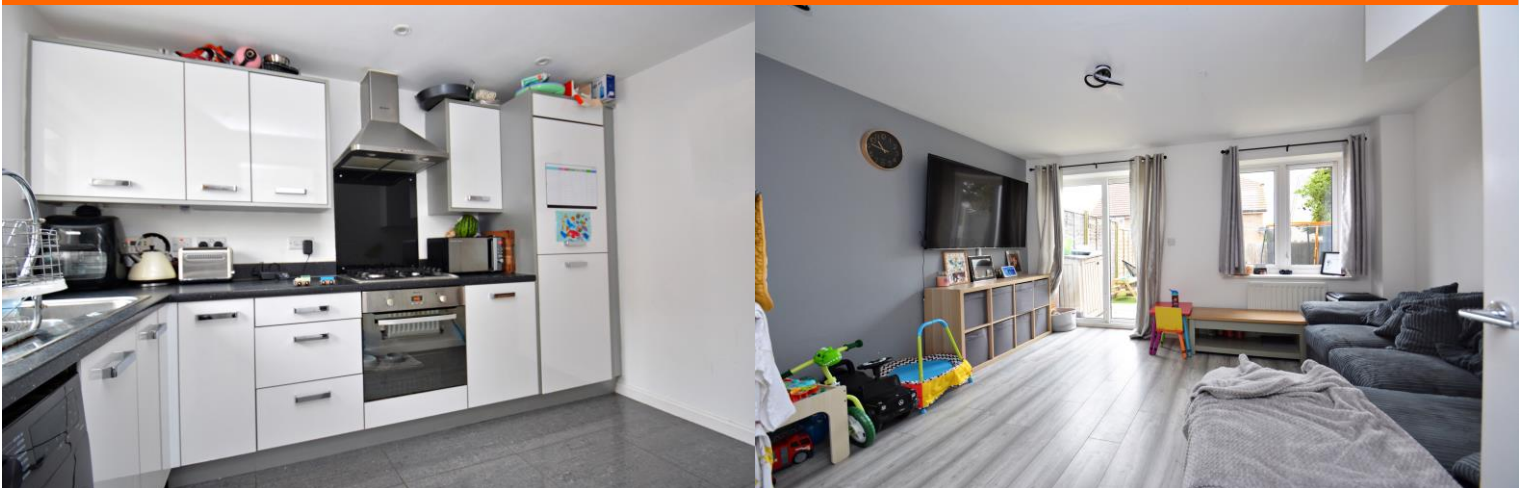
PRICE  
**£265,000**

Freehold



**MODERN 2 BED SEMI OFFERED WITH  
NO CHAIN. AN IDEAL FIRST TIME BUY  
OR INVESTMENT.**

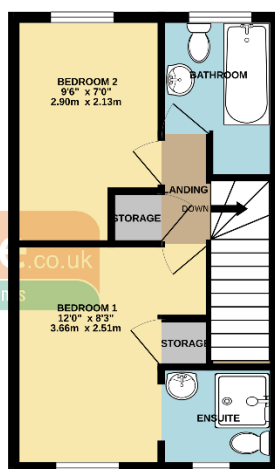
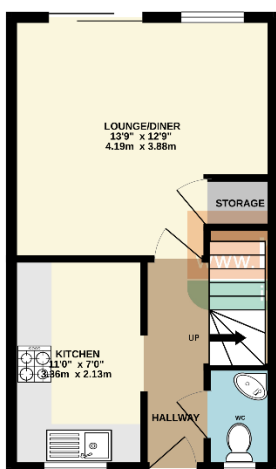
**Petunia Avenue, Minster  
ME12 3TS**



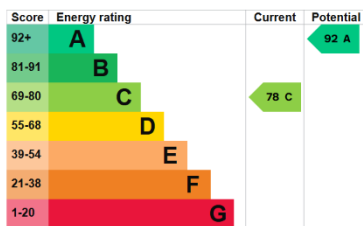


GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.  
While every effort 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 misstatement. This plan is for the buyer's guidance only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Made with Hottopixi C2224



**Rule & Rule are pleased to offer this modern, well maintained 2-bedroom end terraced house situated in the ever popular Thistle Hill area of Minster.**

**The property has uPVC double glazing, gas central heating, a modern white gloss fitted kitchen, en-suite to the master bedroom and a modern white bathroom suite.**

**Outside to rear is a lawn garden with artificial grass, patio and fenced perimeter. There's also allocated parking to front for two cars. Conveniently located close to the dual A249 trunk road and close to local primary and secondary schools.**

**Best of all, there's no chain to hold you up. 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.