

PRICE  
O.I.E.O

£260,000

Freehold



**NICELY PRESENTED AND EXTENDED 2 BED  
SEMI CLOSE TO PARKLAND, SCHOOLS AND  
LOCAL AMENITIES.**

*Scan 3d code for more info!*

**Elder Walk, Minster  
ME12 3FT**

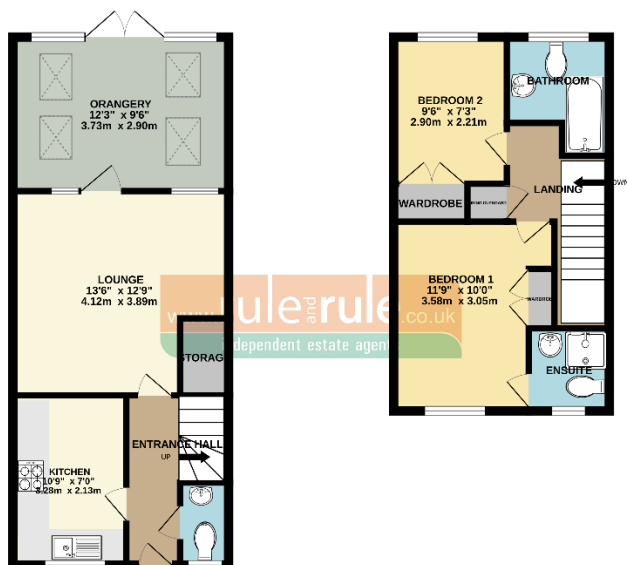






GROUND FLOOR  
448 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR  
318 sq.ft. (29.4 sq.m.) approx.

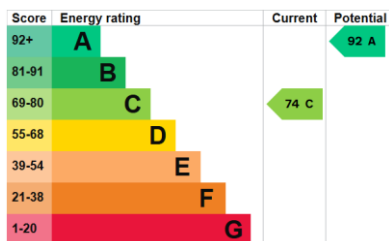


**JUST ADD FURNITURE!** This very well presented and extended two bedroom semi detached house is situated in a quiet cul-de-sac adjacent to parkland and as such offers the perfect first time buy or investment.

The current owner has completely modernised the property including a lovely contemporary kitchen with integrated appliances, a recently built orangery extension with electric roof windows with blinds and rain sensors, a re-modeled WC, family bathroom and en-suite to the main bedroom. There's contemporary decor and new flooring throughout the ground floor, so all you need do is add furniture!

Outside to rear is an enclosed lawn with artificial grass, small patio, and a fenced perimeter with gate to allocated parking for two cars.

**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.