

PRICE  
OIRO

£425,000

FREEHOLD



**SPACIOUS 3 BED DETACHED BUNGALOW IN A  
POPULAR ROAD WITH LOVELY ELEVATED  
VIEWS OVER FIELDS, TOWARDS THE SEA  
FROM REAR.**

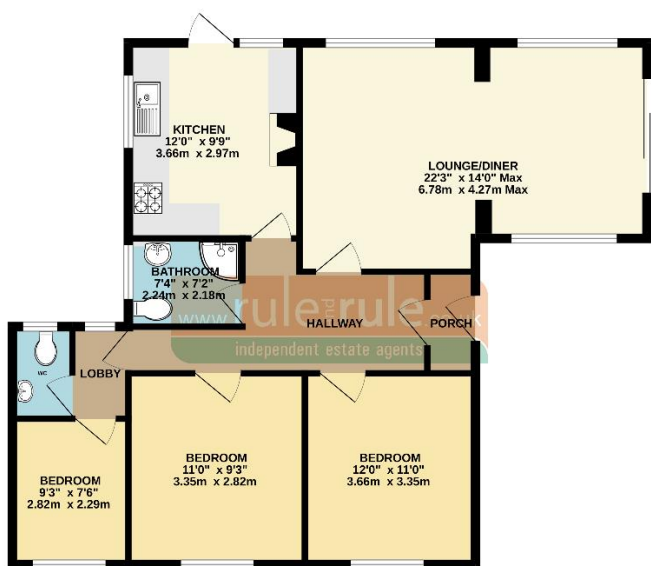
**Cliff Gardens, Minster  
ME12 3QY**







GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Rule & Rule are delighted to offer this spacious 3 bedroom detached bungalow situated in a popular elevated Minster location and afforded wonderful views to rear over fields towards the sea.**

**Inside the accommodation comprises 3 good sized bedrooms and a modern white shower room, separate WC, a spacious lounge-diner glazed to 2 sides providing the aforementioned views to the rear and finally, a fitted kitchen with cream units.**

**To the front of the property is a well stocked front garden with driveway. To the rear is a very good sized garden, laid mainly to lawn with borders of mature plants and shrubs, a timber summer house and an additional timber garden office (insulated & with power and double glazed and suitable for year-round use) and a raised patio with lovely westerly views over fields toward the sea.**

**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.