

PRICE

**Offer Over
£285,000**

Freehold



**A NICELY PRESENTED 3 BED SEMI
DETACHED HOUSE ON A POPULAR
DEVELOPMENT, CLOSE TO LOCAL
SCHOOLS AND AMENITIES.**

**Aspen Drive, Minster
ME12 3FN**



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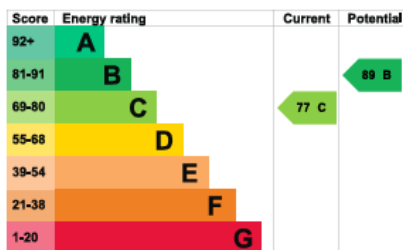
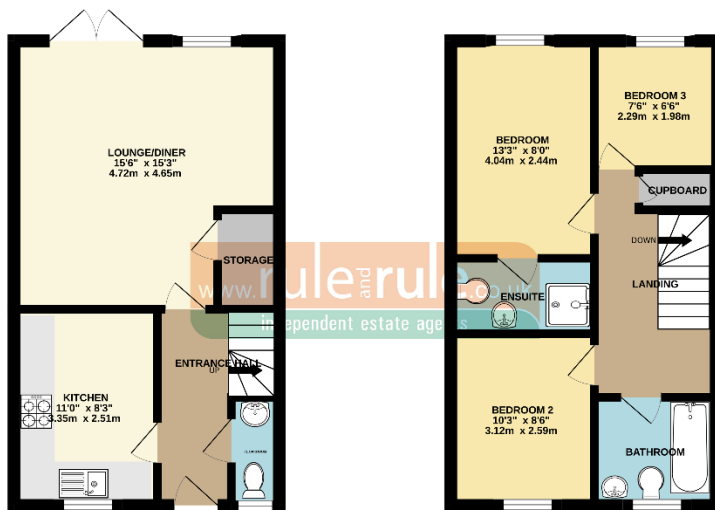
**THE GUILD
PROPERTY
PROFESSIONALS**

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GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



Welcome to this beautifully presented three-bedroom semi-detached house, ideally located close to local amenities. Perfect for first-time buyers or as an investment, this home has been meticulously maintained by the current owner. Step inside to find a modern white kitchen and a convenient downstairs WC. The lounge features French doors leading to a well-kept rear garden. Upstairs, there are three inviting bedrooms, including a master with an ensuite, plus a contemporary family bathroom. The ground floor boasts new flooring and stylish decor throughout—just add your furniture and make it home! Outside, enjoy an enclosed lawn with low-maintenance artificial grass, a small patio, a cold water tap, and a versatile home office with power—ideal for a gym or workspace. A fenced perimeter adds privacy, and there's a gate leading to allocated parking for two cars. Don't miss out on this turnkey home—move in and enjoy from day one! How does that sound?

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.