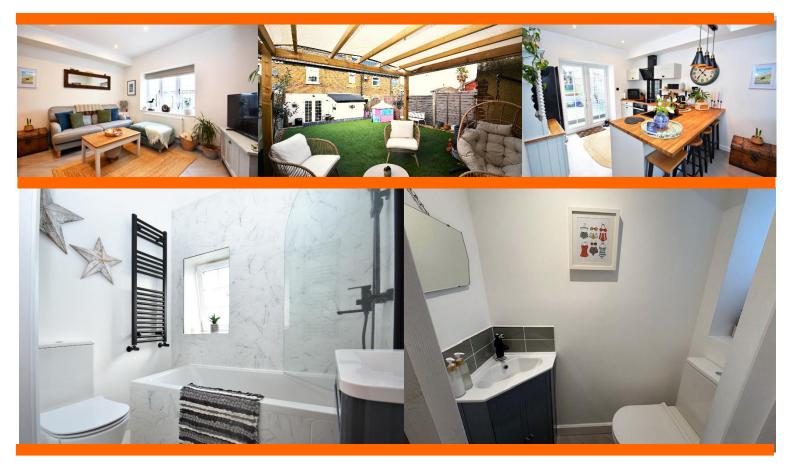
PRICE £315,000 Freehold



**BEAUTIFULLY PRESENTED 3 BED PERIOD TERRACED HOME, SITUATED A SHORT** WALK FROM THE BEACHES AT THE LEAS. The Broadway, Minster **ME12 2DG** 



www.ruleandrule.co.uk | facebook.com/ruleandrule | T: 01795 662604





Total floor area 72.0 sq. m. (775 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Enjoy Coastal Living! Rule and Rule are delighted to present this beautifully maintained 3-bedroom period terraced house, located just a stone's throw from the stunning beaches of the Leas, Minster.

From the moment you step inside, you'll appreciate the care and attention the current owner has given this property. The ground floor boasts a contemporary open-plan lounge and kitchen, complete with an additional utility room and WC. Upstairs, you'll find three tastefully decorated bedrooms and a modern contemporary bathroom.

The front of the house features a tidy garden with ample parking for 3-4 cars. At the back, there's a low-maintenance garden with a charming pergola, artificial grass, and a fenced perimeter – perfect for relaxing or entertaining.

Don't miss out! Call Mark or Craig to book your viewing today!

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.