

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**





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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!

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