

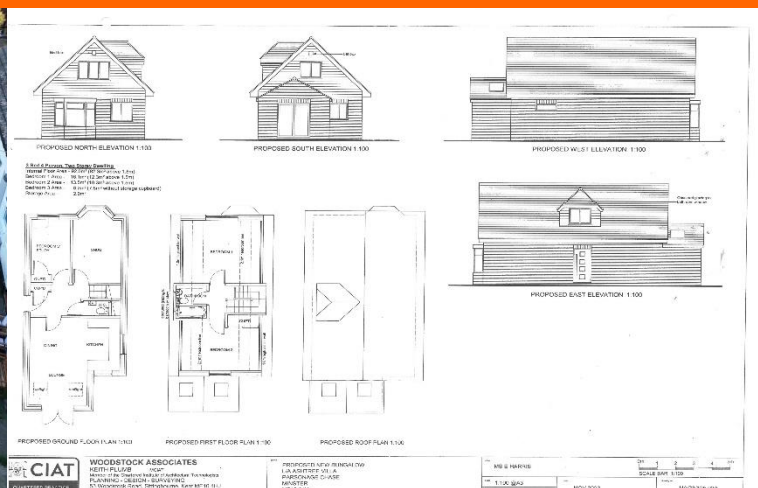
PRICE  
**£395,000**

Freehold

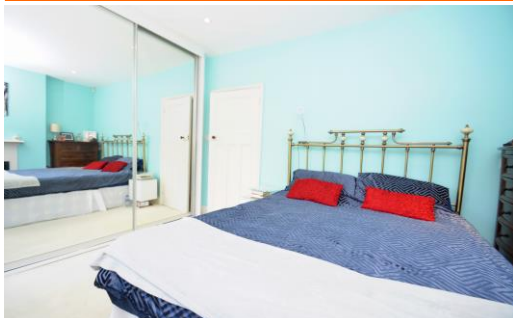


**3 BED SEMI DETACHED HOUSE AND  
ADJACENT BUILD PLOT WITH  
PLANNING FOR A DETACHED 3 BED  
CHALET BUNGALOW.**

**Parsonage Chase, Minster  
ME12 3JX**

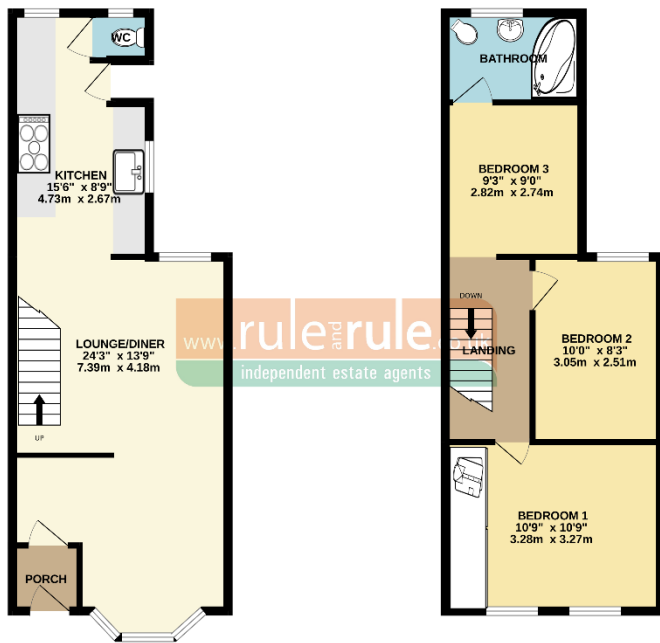






GROUND FLOOR  
444 sq ft (41.3 sq m) approx.

1ST FLOOR  
444 sq ft (41.2 sq m) approx.

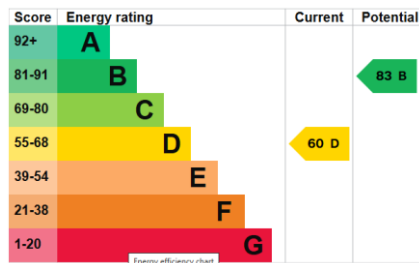


**A Unique Opportunity: 1900s Semi-Detached Home with Adjacent Build Plot.** Discover this charming three-bedroom semi-detached home, dating back to the 1900s, offering a rare chance to own both a lovely property and an attached build plot, measuring 7m x 29m, with planning permission granted for a three-bedroom detached chalet bungalow, making this an exceptional opportunity for homeowners and investors alike!

The property itself boasts ample accommodation and is fitted with uPVC double glazing and gas central heating for energy efficiency. The modern kitchen features a stylish range cooker, complemented by a convenient ground-floor WC and a well-appointed first-floor bathroom. Outdoors, the mature lawn garden provides a tranquil retreat, while gated vehicular access offers secure parking for two cars.

The adjacent build plot, once part of the garden, comes with planning permission for a chalet bungalow with, including rear access with entry via the top of Parsonage Chase.

Don't miss the chance to explore this unique opportunity! Contact Mark at the office for more details and to arrange a viewing.



**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.