

PRICE

OIEO

£280,000

Freehold



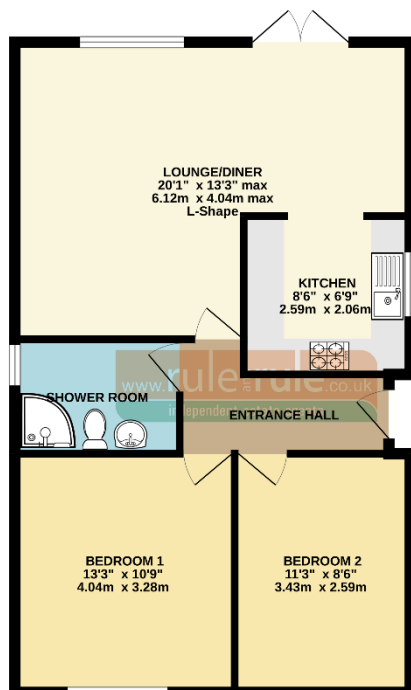
**A NICELY MAINTAINED 2 BED
DETACHED BUNGALOW BUILT IN 2015
& SITUATED IN A SMALL PRIVATE CUL-
DE-SAC CLOSE TO LOCAL AMENITIES.**

**Minster Road, Minster
ME12 3LJ**





GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlan 5.0.0.0

OPEN MORING SATURDAY 30th AUG 11-30am to 1pm.

Situated within a small development of just three properties and set back from the highly sought after Minster Road area is this nicely maintained 2 bedroom detached bungalow.

The property, built in 2015, has all the features you would normally expect from a modern property including, uPVC double glazing, gas fired central heating, a white fitted bathroom with mains shower, TV points in both bedrooms and lounge, contemporary fitted kitchen with built in appliances and an open plan lounge with dining area.

To the rear of the property is a private garden with established shrubs, a paved patio area, lawn and a wooden shed, external power points and ample off road parking.

Contact Mark or Shannon on 01795 662604 to book your escorted 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.