



GUIDE PRICE £280,000-£300,000. We are delighted to bring to the market this lovely property situated within Minster. The property is situated on the edge of a Modern development and overlooks the local countryside. From your front door you instantly have walks to be enjoyed and the sea is only 15 minutes Walk. The accommodation comprises of Entrance Hall, Lounge, Downstairs Cloakroom and Kitchen / Diner. To the first floor there are three nice sized Bedrooms together with a modern Bathroom. Externally, there are Gardens to both front and rear, and via the rear gate, there is off road parking for 2 cars. To arrange your viewing appointment please contact the office.

Price Guide £280,000

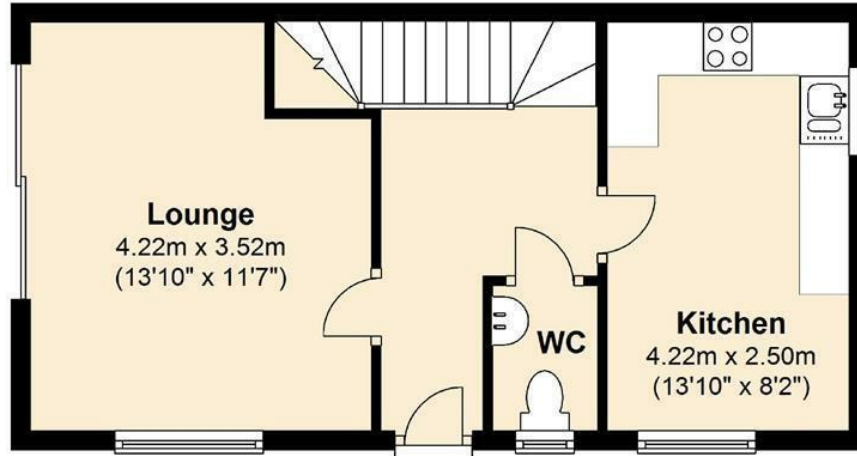
- Three Bedroom Semi Detached Property
- Situated on the edge of the development
- 15 Mins mins walk from the Sea
- Downstairs Cloakroom
- Parking for 2 Cars
- Kitchen / Diner
- Nicely Presented throughout
- EPC Rating - C (77)
- Council Tax Band - C
- Service charge - £24.74 Per month





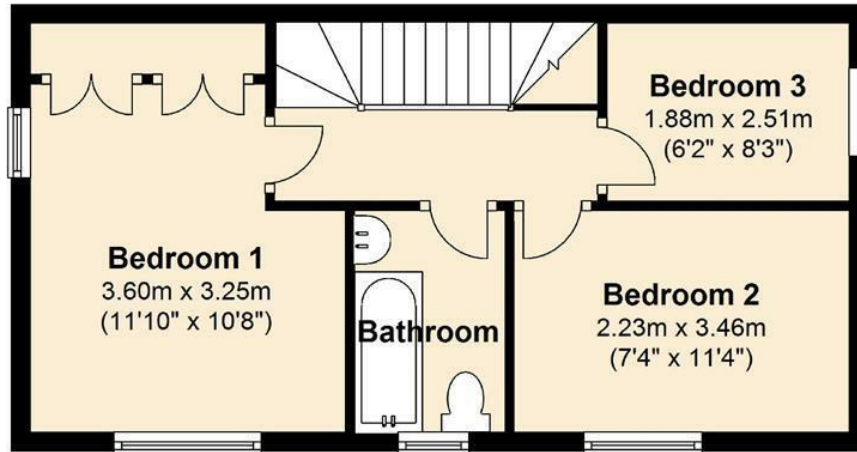
Ground Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.3 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.