



Drake Avenue, Minster On Sea



Welcome to this charming semi-detached bungalow, currently listed for sale! Nestled in a peaceful neighborhood, this property is ideal for families seeking a homely sanctuary. The property is immaculate, having recently undergone a tasteful renovation that blends modern comfort with characterful appeal.

Step inside and be greeted by a spacious reception room, showcasing beautiful wood floors and a delightful view of the garden. This space is perfect for family gatherings or cozy evenings in. The kitchen is a chef's dream with a handy pantry providing extra storage.

The property boasts three well-sized bedrooms. The master bedroom is a real highlight, featuring ample space, abundant natural light, and the added luxury of a shower and toilet contained in the room. The second bedroom is also generously proportioned, while the third is a cozy double room, perfect for guests or as a child's room.

One of the unique features of this property is the lovely conservatory, which leads out to the garden. The garden itself is a tranquil spot for relaxing or entertaining on summer evenings. In addition, the property benefits from a garage and parking space, adding convenience to this delightful home.

This bungalow is more than just a house; it's a warm and inviting home that's waiting to be filled with love and laughter. Don't miss the opportunity to make it yours. Contact us today for a viewing!

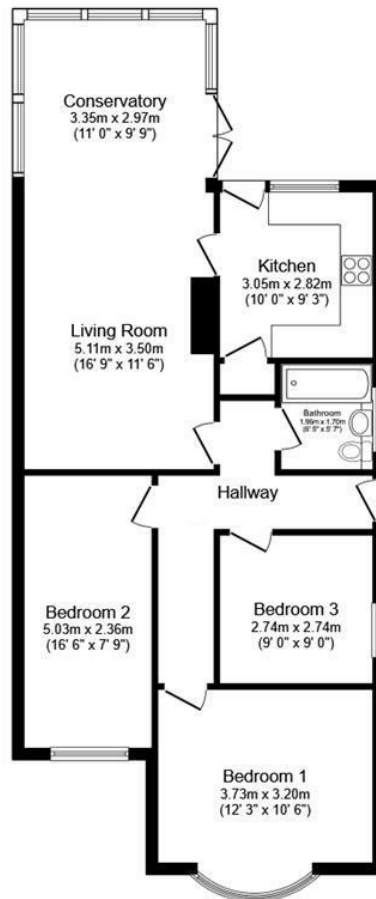
## Offers Invited £350,000

- Charming semi-detached bungalow
- Recently renovated
- Three well-sized bedrooms
- Garage and parking space
- Lovely conservatory
- Master Bedroom with toilet and shower
- 2 minute drive to minster (according to Google Maps)
- Freehold
- EPC Rating D (65)
- Council Tax Band C









## Floor Plan

Floor area 85.6 m<sup>2</sup> (922 sq.ft.)

TOTAL: 85.6 m<sup>2</sup> (922 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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

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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.