



Queens Road, Minster On Sea

GUIDE PRICE £310,000 - 325,000

Welcome to this well-presented detached 4-bedroom house on Queens Road, Minster On Sea. This ideal family home offers stunning sea views and is close to local amenities, providing both comfort and convenience.

The spacious property includes four bedrooms, offering ample space for a growing family. The master bedroom is particularly noteworthy, providing a peaceful retreat with plenty of natural light. A low-maintenance garden ensures that you can enjoy outdoor activities with minimal upkeep.

Parking is convenient with space for 3+ cars, and the property also benefits from a detached garage with a window, offering potential for conversion into additional living space, subject to planning permission (STPP).

Inside, the house features a large lounge, perfect for family gatherings and entertaining. The kitchen is well-equipped, providing plenty of counter space for meal preparation. The family bathroom is complemented by an additional WC, enhancing the practicality of the home.

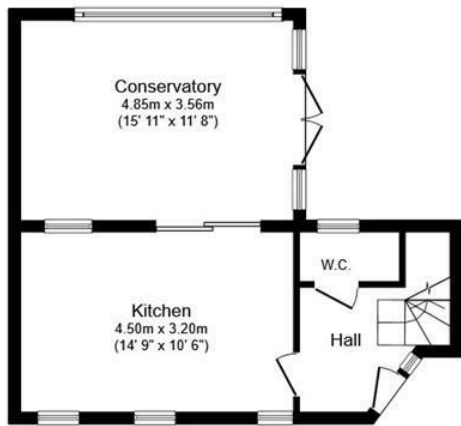
The property is situated in a prime location with excellent transport links. Don't miss the opportunity to make this well-presented house your new home. Contact us today to arrange a viewing and experience the charm and comfort of this beautiful property.

Guide Price £310,000

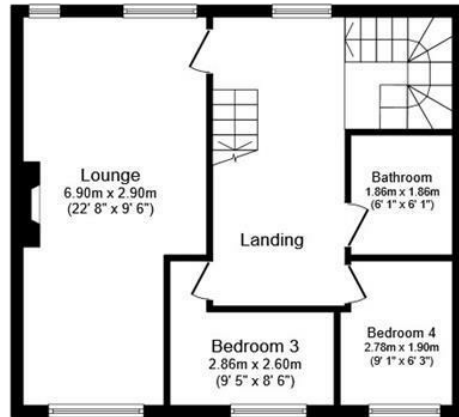
- Detached 4 Bedroom House
- Well Presented
- Sea Views
- Close To Local Amenities
- Parking for 3+ Cars
- Low maintenance Garden
- Ideal Family Home
- Freehold
- EPC Rating - D (67)
- Council Tax Band D



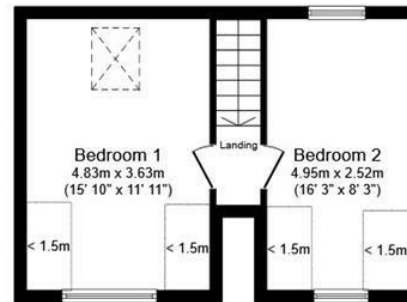




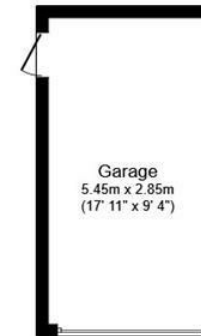
Ground Floor



First Floor



Second Floor



Garage

Total floor area 135.9 m² (1,463 sq.ft.) approx
 Restricted height areas 4.8 m² (52 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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

78

67

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.