



Crocus Avenue, Minster On Sea

Freehold  
Service charge £136 Per Annual

Welcome to this extremely well-presented two-bedroom end-of-terrace home on Crocus Avenue, Minster On Sea, offered at £290,000. Built in 2014, this property is ideal for those seeking a move-in-ready home with minimal work required.

The ground floor features a spacious lounge, a modern fitted kitchen/diner equipped with an oven, dishwasher, fridge/freezer, and washing machine, and a convenient downstairs cloakroom. Upstairs, you'll find two double bedrooms, both with fitted wardrobes, and a contemporary white bathroom suite.

Externally, the property boasts low-maintenance garden areas to both the front and rear, perfect for relaxing or entertaining. Additionally, there is one parking bays under a carport and 1 - 2 spaces in-front of the car port, providing ample space for your vehicles.

This home is well-positioned near local schools and recreational areas, making it perfect for families. Whether you're a first-time buyer or looking to upgrade, this property offers modern living in a prime location.

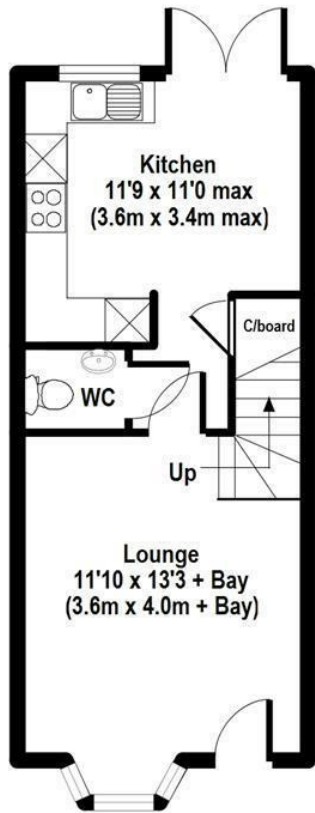
Don't miss out on this fantastic opportunity. Call now to arrange your viewing appointment and experience all that this beautifully presented home has to offer.

## Offers Invited £290,000

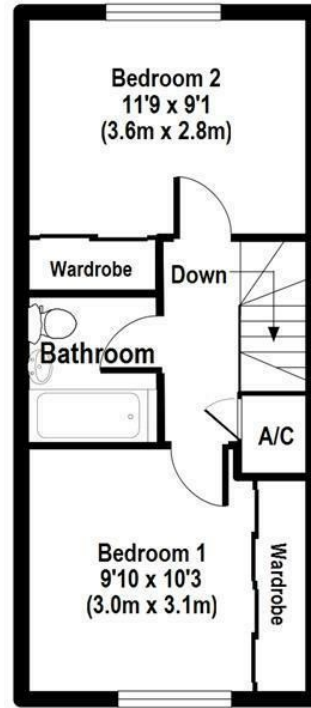
- Freehold - Semi-Detached
- Council Tax Band - B
- EPC Rating - C (79)
- Beautifully Presented
- Parking Space For 2/3 Cars
- Low Maintenance Garden
- Two Double Bedrooms
- Ideal For First Time Buyer
- Built 2014
- Downstairs W/C & Upstairs Family Bathroom







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 661.00 sq. ft / 61.43 sq. m

**Crocus Avenue**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		<b>79</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		
England & Wales <small>EU Directive 2002/91/EC</small>		
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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.