





INVESTMENT OPPORTUNITY WITH A YIELD OF OVER 5%. Are you looking to add to your portfolio or considering your first investment? Then this property ideal for you! an immaculate three bedroom family home located close to minster village, surrounded by stunning country views and within walking distance to Minster Abbey and St. George's school. The ground floor accommodation comprises of an entrance porch, lounge/diner, Kitchen and Bathroom. To the First Floor you will find two double bedrooms with the third double bedroom located in the converted loft space and benefiting form views over the surrounding countryside and out to the sea. Externally the property boasts landscaped front and rear gardens with the potential to add parking/garage at the end of the garden. Recent works completed on the property include, The main roof being completely replaced in 2016 with the flat roof over the bathroom and kitchen being replaced in 2017, A new combination boiler was installed in 2017, and the gardens were landscaped with new fencing in 2016. Pictures really can not do justice to the size of this property and a viewing is highly recommended. CALL NOW to arrange a viewing.

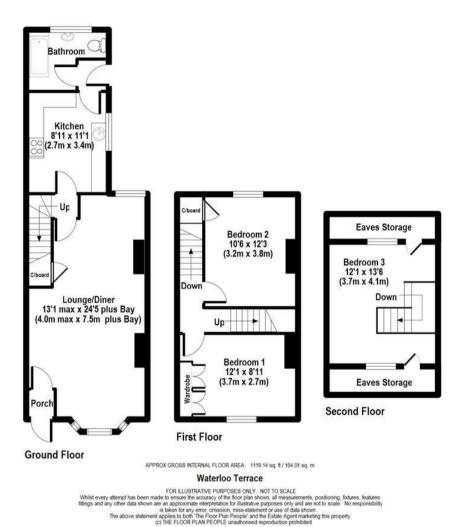
Offers over £210,000

- INVESTMENT OPPORTUNITY WITH 5% YIELD
- Semi Rural Location.
- Three Double Bedrooms
- Superb Condition Throughout
- Landscaped Gardens to Front and Rear
- Country Side and Sea Views
- Large Lounge/diner
- EPC Rating E (45)









Energy Efficiency Rating

Very energy efficient - lower running costs
(02 plus) A

(81-91) B
(69-80) C
(59-68) D
(39-54) E
(21-33) F
(1-20) G
Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂ Rating
Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(99-80) C
(95-88) D
(39-54) E
(1-20) C
(59-88) D
(39-54) E
(21-31) F
(21-31) E
(21-32) F
(21-32) F
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(21-34) E
(21-34) E
(21-35) F
(21-35) F
(21-36) C
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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.