

PRICE
£290,000

Freehold



**A TIDY 3 BED SEMI DETACHED HOUSE
SITUATED CLOSE TO PRIMARY SCHOOLS AND
LOCAL AMENITIES. SOLD WITH NO CHAIN!**

**Brambles Close, Minster
ME12 3GD**





GROUND FLOOR
470 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA - 947 sq.ft. (88.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statements. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made and Measured 12/2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rule & Rule are delighted to present this modern three-bedroom semi-detached home, located in the ever-popular Thistle Hill development in Minster. With schools, shops and excellent access to the A249 close by, it's an excellent location for families looking for convenience and comfort. Inside, the property offers a modern fitted kitchen, separate dining room with access to the rear garden – perfect for everyday living and entertaining. The nice size lounge enjoys dual-aspect windows and patio doors opening onto the garden. Upstairs, you'll find three well-proportioned bedrooms. The master benefits from its own en-suite with a modern white suite and shower, while the family bathroom also features a contemporary white suite with shower over the bath.

Outside, the rear garden is mainly laid to lawn with a patio area and a personal door into the garage. The detached garage itself has light, power, and an up-and-over door.

To arrange a viewing, please contact Mark or Shannon.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.