

PRICE
£265,000

Freehold



**SPACIOUS 3 BED SEMI-DETACHED
HOUSE WITH AN ADDITIONAL
BEDROOM IN THE CONVERTED GARAGE.
AVAILABLE WITH NO CHAIN.**

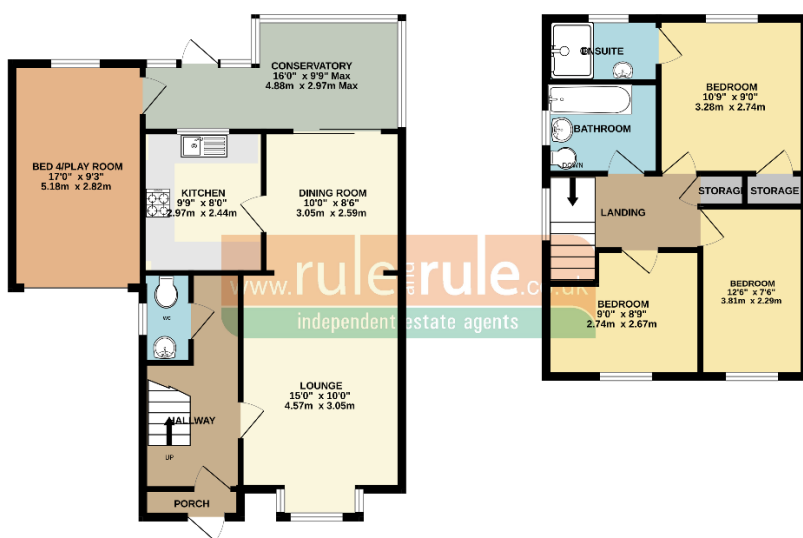
**Beach Approach, Warden Bay
ME12 4NJ**





GROUND FLOOR

1ST FLOOR



Explore the potential of this vacant 3/4-bedroom semi-detached house situated in Warden Bay, just a short stroll from the beach!

With its spacious through lounge/diner, this home offers flexibility and room to grow. Upstairs, you'll find three cozy bedrooms, en-suite and a family bathroom. Plus, there's an additional room that can serve as a fourth bedroom or a home office (formerly part of the garage). The property has a fitted kitchen, gas-fired central heating and uPVC double glazing, although the property does need some decorative updating throughout.

Outside, you have the convenience of off-street parking, a lawned garden, complete with shed and a secure fenced perimeter.

The best part? This property is available with no chain, ensuring a smooth and speedy purchase process. Call Mark or Craig today to book your escorted viewing and start your new life in Warden Bay!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.