

PRICE

Offers Over

£280,000

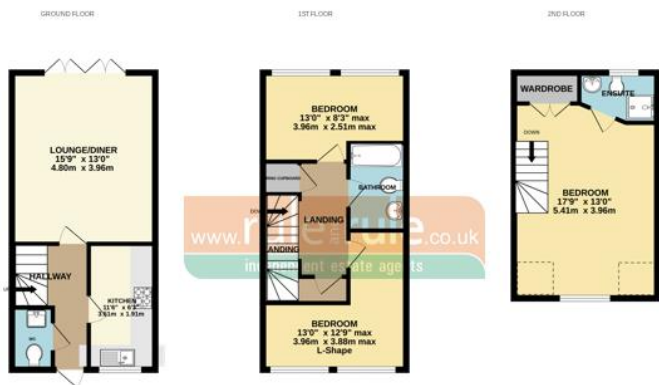
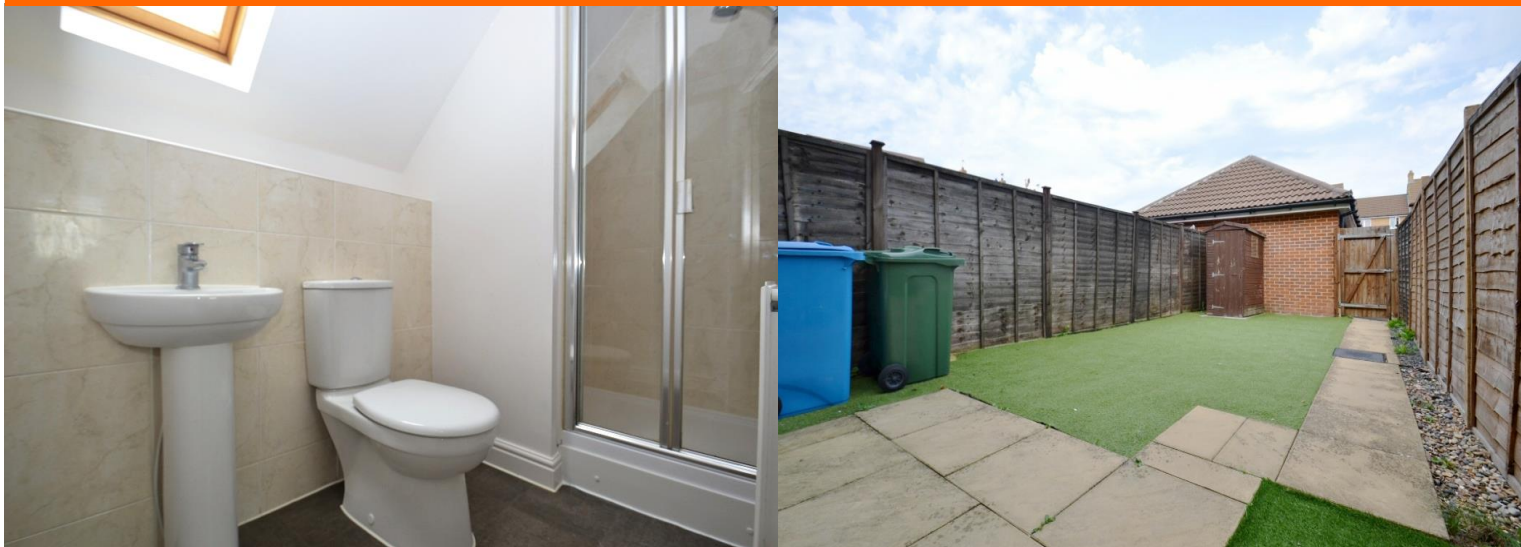
Freehold



**A TIDY 3 BED MID TERRACED HOUSE
WITHIN WALKING DISTANCE OF LOCAL
AMENITIES AND AVAILABLE WITH NO
CHAIN TO HOLD YOU UP!**

**Hazel Avenue, Minster
ME12 3TT**





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any other purpose. The drawings, pictures and appearance shown here are for illustrative purposes only and do not represent the actual appearance of the property. Measurements are in metres unless otherwise stated. © 2023. All rights reserved. EPC/2023/01234

AWAITING NEW
EPC

GUIDE PRICE £280,000 - £285,000 A fantastic opportunity to acquire this modern three-bedroom mid-terrace townhouse, offering spacious and versatile accommodation throughout. Beautifully presented and move-in ready, this property provides the perfect blank canvas for buyers to create a home tailored to their own style and needs. Designed with family living in mind, the home boasts well-proportioned rooms, a bright and welcoming atmosphere, and practical living space across all levels.

The accommodation offers excellent flexibility for growing families, professionals, or those looking for extra space to work from home. Externally, the property benefits from off-street parking adjacent to the rear of the property, with covered car port for one car and additional allocated space for another. Further, there is also the potential to add an electric car charging point. To the rear, the low-maintenance garden offers an ideal space for relaxing, entertaining, or enjoying outdoor living with minimal upkeep.

Ideally situated close to a range of local amenities, schools, shops, and transport links, this property combines modern comfort with everyday convenience.

Early viewing is highly recommended to appreciate all that this wonderful family home has to offer. ***Some pictures from 2023.**

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.