

PRICE
£290,000

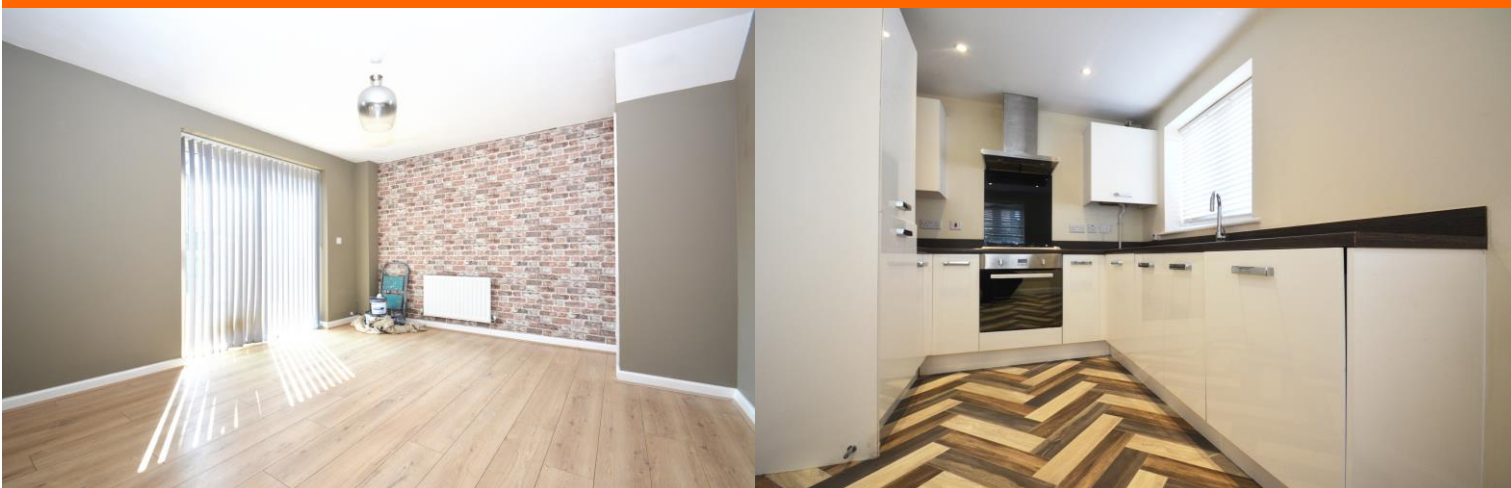
Freehold



**A TIDY 3 BED DOUBLE FRONTED HOUSE
SITUATED CLOSE TO LOCAL SCHOOLS AND
AMENITIES. VACANT WITH NO CHAIN TOO!**

>>>JUST REDUCED<<<

**Buttercup Avenue, Minster
ME12 3FX**





Rule & Rule are delighted to present this modern and well-maintained three-bedroom end-terraced home, located in the ever-popular Thistle Hill development in Minster.

The property offers gas central heating, uPVC double glazing throughout, and a contemporary fitted kitchen with a range of integrated appliances. The master bedroom benefits from an en-suite shower room, complemented by a modern white family bathroom. Externally, the rear garden features a paved patio and fenced boundaries, with the added advantage of off-street parking for two vehicles and a detached single garage to the rear.

Ideally positioned for access to the A249 and within close proximity of the recently opened Thistle Hill Primary School, this attractive first-time buy warrants early viewing.

Contact Mark or Shannon to arrange your appointment.

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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