

PRICE
£300,000

Freehold



**BEAUTIFULLY MAINTAINED AND
UPDATED 3 BED END TERRACED HOUSE.
NEW KITCHEN, NEW BATHROOM
AND CONSERVATORY. GARAGE AND
DRIVEWAY FOR 3X CARS.**

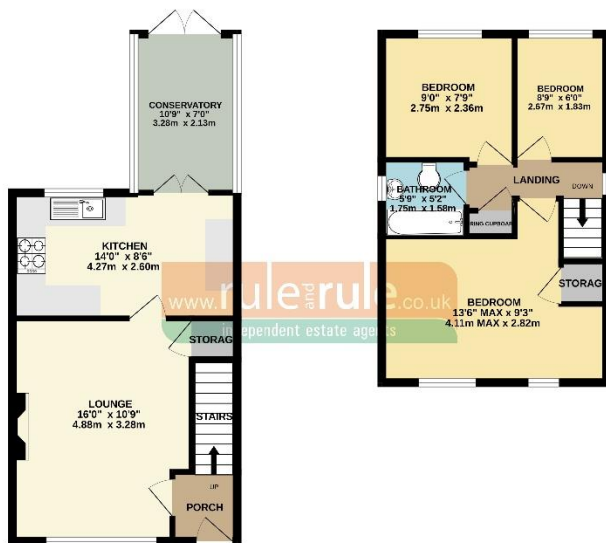
Appleford Drive, ME12 2SR





GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.3 sq.m.) approx.



Take a look at this beautifully presented three-bedroom semi-detached home with a detached garage, set on the ever-popular Redrow development in Minster and enjoying an enviable outlook over open fields.

The current owner has significantly enhanced the property, which now boasts full uPVC double glazing, gas-fired central heating, a newly fitted kitchen, a modern white bathroom suite, and a double-glazed conservatory to the rear with an insulated roof — creating a comfortable space you can enjoy all year round.

Outside, the home offers gardens to both the front and rear, ample gated driveway parking along with the detached single garage which has been converted to an office/games room with sliding patio door to front.

With its combination of location, presentation and improvements, we expect strong interest, so early viewing is strongly advised to avoid missing out.

Call Mark or Shannon today to secure your viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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.