

PRICE

**£185,000**

Freehold



**A VACANT 2 BED TERRACED HOUSE SITUATED  
CLOSE TO LOCAL AMENITIES AND ROAD  
LINKS. REDECORATING REQUIRED!**

**First Avenue, Queenborough  
ME11 5JF**







Take a look at this vacant two-bedroom mid-terraced home, ideally positioned near the historic town of Queenborough, with easy access to the local primary school and nearby amenities.

Inside, the property benefits from uPVC double glazing, gas-fired central heating, and a modern fitted kitchen on the ground floor. Upstairs, you'll find two generously sized double bedrooms and a family bathroom. While some redecoration is needed throughout, this is reflected in the competitive asking price.

Outside, the rear garden offers a neat lawn space with a secure fenced perimeter—perfect for relaxing or entertaining. Best of all, there's no onward chain, making for a smooth and speedy purchase.

Call Mark or Shannon today to arrange your escorted viewing.

GROUND FLOOR		1ST FLOOR	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 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.