

PRICE
£250,000

Freehold



**A VACANT 2/3 BED SEMI DETACHED COTTAGE
SITUATED ON THE OUTSKIRTS OF MINSTER
VILLAGE WITH EXTENDED GROUND FLOOR
ACCOMMODATION AND IN NEED OF A LITTLE
T.L.C.**

**Apple Cottage, 1 Elm Lane,
Minster, ME12 3SQ**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA - 1046 sq.ft. (97.2 sq.m.) approx.
We warrant every statement has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, walls, doors and cupboards are approximate and measurements are taken to the face of any wall, window or door opening. This plan is for illustrative purposes only and does not constitute a contract or any other agreement. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Floor will be lit to the best of our knowledge.

Extended 2-Bedroom Cottage with Annex – Minster This vacant and extended two-bedroom cottage sits on the outskirts of Minster, within easy walking distance of local primary schools and a convenient store. Family-owned for many years, the property benefits from uPVC double glazing and gas-fired central heating.

The ground floor offers versatile accommodation, including a lounge, dining room, kitchen, and the addition of a small annex comprising a bedroom, shower room, and conservatory – ideal for guests, extended family, or flexible living. Upstairs, two double bedrooms are served by a family bathroom.

Outside, a mature courtyard-style garden provides an opportunity to create charming retreat, complemented by a greenhouse and shed with light and power. To the front, a small gated parking area with carport sits adjacent to the neighbouring property on the left.

While some updating is required, this has been reflected in the competitive asking price, making it an excellent opportunity for buyers seeking a home with character and scope to personalise.

Contact Mark or Shannon today to arrange your escorted viewing.

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