

PRICE
£270,000

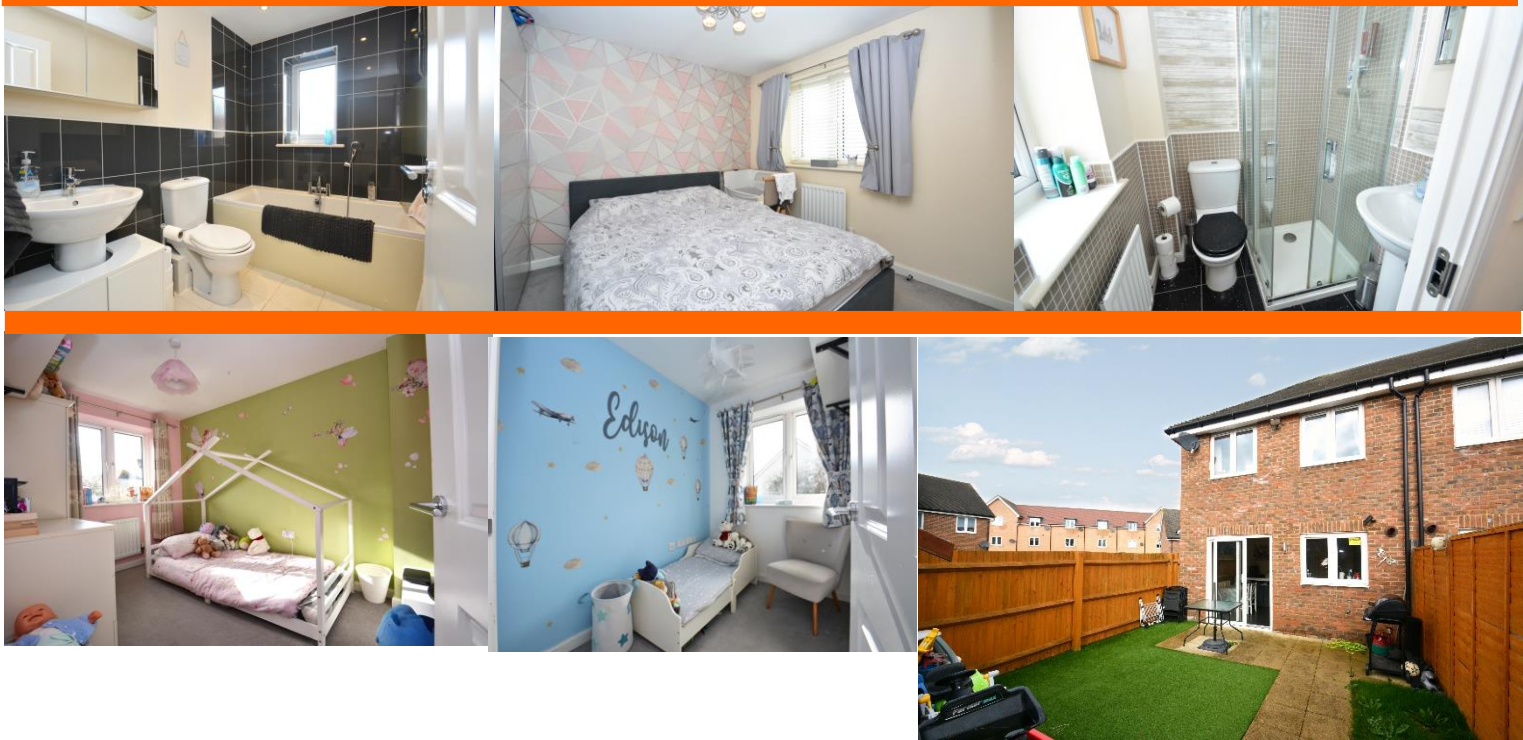
Freehold



**A VACANT 3 BED END TERRACED HOUSE
PERFECTLY POSITIONED FOR FAMILY LIFE
CLOSE TO SCHOOLS AND TRANSPORT LINKS.**

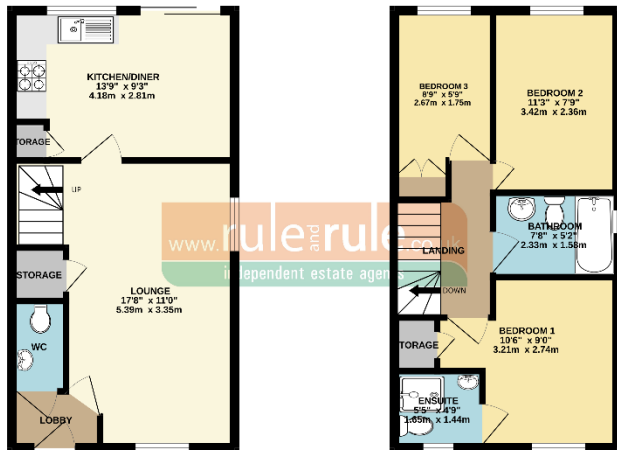
**Tulip Close, Minster
ME12 3FA**





GROUND FLOOR
389 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (69.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, the seller cannot be held responsible for any errors or omissions. The seller, the agent and any other person who has provided information for the floor plan, including the floor plan, is not responsible for any errors or omissions. The seller, the agent and any other person who has provided information for the floor plan, including the floor plan, is not responsible for any errors or omissions. The seller, the agent and any other person who has provided information for the floor plan, including the floor plan, is not responsible for any errors or omissions.

Come and take a look at this modern three-bed end-terraced home, perfectly positioned for family life. With both primary and secondary schools close by, parkland just a short stroll away, and the local Co-op around the corner, it's a location that makes everyday living wonderfully easy.

Inside, the property offers gas central heating, uPVC double glazing and a contemporary fitted kitchen complete with integrated appliances. There's also a handy ground-floor WC. Upstairs you'll find three well-proportioned bedrooms, with the main bedroom enjoying its own ensuite, plus a modern white family bathroom.

The rear garden is designed for low-maintenance living, featuring artificial grass, a timber shed and secure fencing with gated access leading directly to the two allocated parking spaces.

Best of all, this ideal family home is offered with no onward chain, helping you move swiftly and smoothly.

Call Mark or Shannon today to arrange your viewing without delay — homes like this don't stay available for long.

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.