

PRICE  
**£360,000**

Freehold



**A SPACIOUS 5 BEDROOM SEMI IN A  
CONVENIENT POSITION CLOSE TO SCHOOLS,  
SHOPS AND RESTAURANTS. BEST OF ALL,  
THERE'S NO CHAIN!**

**The Broadway, Minster  
ME12 2RR**



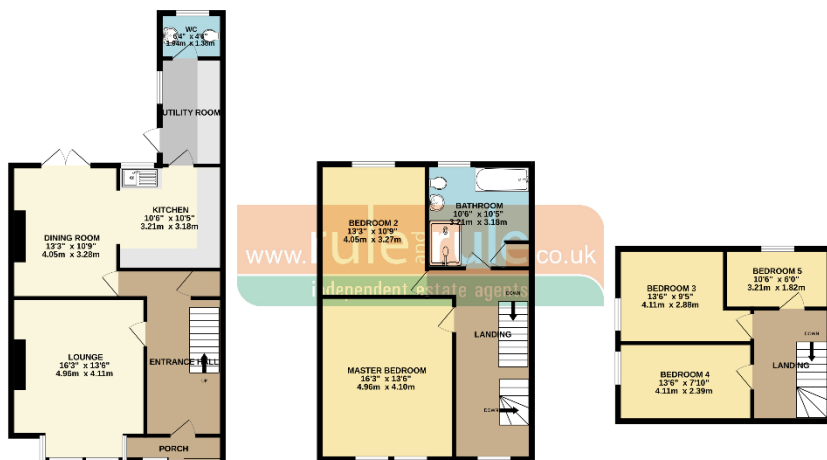




**This is the family home you've been looking for!!**

**This spacious and extended five-bedroom semi-detached home, situated close to local amenities and local schools, offers generous accommodation across its three floors. On the ground floor, a well-proportioned lounge features a charming brick fireplace as its central focal point. The separate dining room seamlessly connects to a modern white fitted kitchen, complemented by a utility room and a convenient WC. The first floor boasts two large double bedrooms and a contemporary bathroom, complete with a separate shower. The second floor comprises three additional bedrooms, offering versatile living space.**

**Finished in neutral tones and presented in a clean and tidy condition, this property is ready to welcome its new owner.**



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metagame C2020

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 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.