

PRICE
£300,000

Freehold



**A NICELY MAINTAINED 3 BED SEMI
DETACHED HOUSE WITH A RECENTLY
FITTED LUXURY KITCHEN, EN-SUITE
AND DETACHED SINGLE GARAGE.**

**Brambles Close, Minster
ME12 3GD**



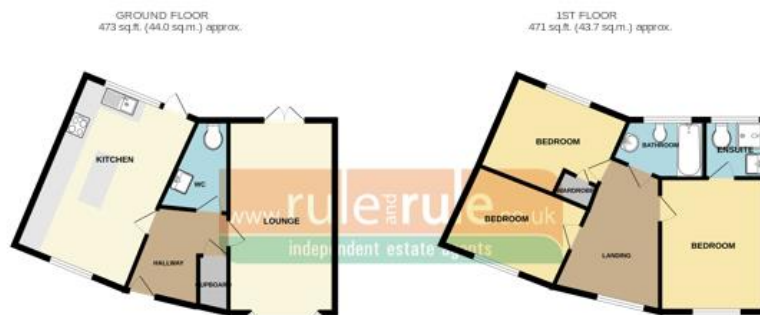


Rule & Rule are delighted to present this attractive three-bedroom semi-detached home, set within the ever-popular Thistle Hill development. With schools, shops and excellent access to the A249 close by, it's a superb choice for families looking for convenience and comfort. Inside, the property offers a stylish, recently fitted kitchen-diner complete with island unit, space for all appliances, and direct access to the rear garden – perfect for everyday living and entertaining. The generous lounge enjoys dual-aspect windows and French doors opening onto the garden, creating a bright, welcoming space to relax.

Upstairs, you'll find three well-proportioned bedrooms. The master benefits from its own en-suite with a modern white suite and shower, while the family bathroom also features a contemporary white suite with shower over the bath. Outside, the rear garden is mainly laid to lawn with a patio area and a personal door into the garage. The detached garage itself has light, power, and an up-and-over door.

To arrange a viewing, please contact Mark or Shannon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA - 944 sq ft (87.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this representation. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and no guarantee is given as to their compliance with Building Regulations.

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 have 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.