

PRICE

Offers over

£230,000

Freehold



**SPACIOUS 3 BED MID TERRACED HOUSE
SITUATED CLOSE TO MINSTER VILLAGE
AND LOCAL AMENITIES. NO CHAIN!**

**Prince Charles Avenue,
Minster, ME12 3PP**





Spacious Extended 3-Bed Home in the Heart of Minster Village – No Chain Tucked away at the top end of a no-through road just moments from Minster’s village centre, this extended three-bedroom terraced home offers generous living space and superb convenience for families.

Thoughtfully enlarged on the ground floor, the property features a modern kitchen-diner perfect for everyday living and entertaining. The accommodation is surprisingly spacious throughout, with uPVC double glazing, warm air heating, a handy ground floor WC, and a first floor bathroom. Outside, the front garden is low maintenance with potential for off-street parking (subject to consent), while the rear offers a compact patio yard, brick-built shed, and gated access to a detached single garage en-bloc.

Located within easy walking distance of both primary and secondary schools, this home is ideal for growing families and is offered with no onward chain.

Call Mark or Shannon today to arrange your viewing – this one won’t wait around.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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.