

2/3 BEDROOMS

2 BATHROOMS

COUNCIL TAX BAND: C

EPC: B



SCAN FOR FULL  
DETAILS

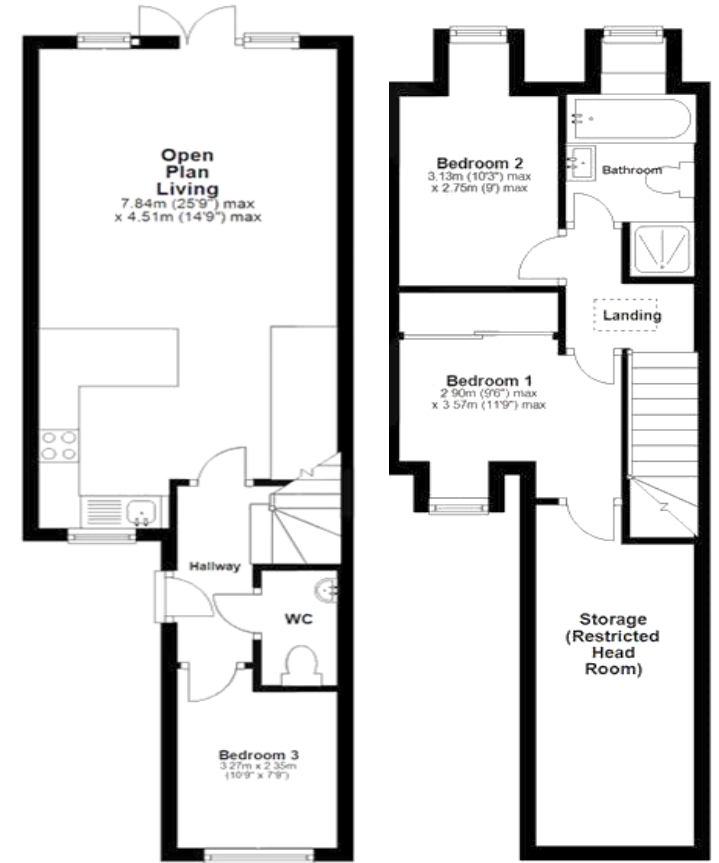
Freehold

Nelson Avenue, Minster On Sea, ME12 3SF

Offers over £3335,000



house 



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

**house**  **T: 01795 385810**  
**www.houseagent.co**

**MONEY LAUNDERING REGULATIONS 2007**

House 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. House has 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.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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Energy Efficiency Rating		Current	Potential
Best (A+)	Best (A)		95
86-92	73-85	63	
69-85	49-72		
51-68	35-48		
35-50	21-34		
13-34	1-20		
Worst (G)			

England & Wales  
EU Directive 2002/91/EC  
www.eur-lex.europa.eu