

PRICE  
**£299,995**

Freehold



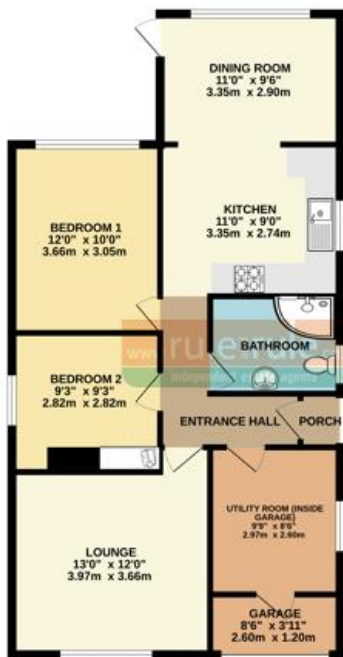
**A TIDY 2 BED DETACHED BUNGALOW WITH  
NO CHAIN. OFF STREET PARKING, MATURE  
GARDEN AND JUST A SHORT WALK/DRIVE  
FROM LOCAL AMENITIES.**

**Admirals Walk, Minster  
ME12 3AY**





GROUND FLOOR  
818 sq. ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq. ft. (76.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of these sections, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, materials and quantities shown may not be exact and no guarantee is made for their use or efficiency over time.  
Mark and Shannon 2020

**A two bed detached bungalow situated in a popular road, close to all the varied amenities of Halfway and Minster.**

**This vacant property has gas central heating, uPVC double glazing, a modern fitted kitchen, modern shower room and integral garage, part of which is converted into a useful utility room but which could form a 3<sup>rd</sup> bedroom if needs be.**

**Out front is ample off street parking and out back, a lawn garden, raised deck, mature trees and shrubs, summerhouse and shed too.**

**Bungalows are always popular so call Mark or Shannon to book your escorted viewing without delay.**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 62 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.