

PRICE
£350,000

Freehold



**A VACANT DETACHED 4 BEDROOM
CHALET BUNGALOW WITH AMPLE
ACCOMMODATION SITUATED CLOSE TO
LOCAL SCHOOLS AND AMENITIES.**

**Sanspareil Avenue, Minster
ME12 3LD**





GROUND FLOOR
690 sq ft (64.1 sq m) approx.

1ST FLOOR
372 sq ft (34.6 sq m) approx.



TOTAL FLOOR AREA: 1062 sq ft (98.7 sq m) approx.
We have every effort to ensure the accuracy of the floor plan, but we cannot be held responsible for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. The actual layout may vary from the plan. We do not warrant the accuracy of the floor plan.

A well-proportioned chalet bungalow set on a popular road close to schools and everyday amenities.

This tidy home provides generous accommodation throughout and includes gas central heating, uPVC double glazing, a modern fitted kitchen, a ground-floor bathroom, and an en-suite to bedroom 1. To the front, there is off-street parking for 2-3 cars along with an attached single garage. The rear garden is a real highlight — a large lawned space framed by mature trees and shrubs, offering both privacy and room to grow.

The property is offered with no onward chain, helping to keep your move smooth and straightforward.

Call Mark or Shannon today to arrange your escorted viewing.

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.