

PRICE
Offers Over
£250,000

Freehold



**TIDY, MODERN 2 BED TERRACED HOUSE
SITUATED IN A CONVENIENT LOCATION
CLOSE TO ALL LOCAL AMENITIES AND
EXCELLENT TRANSPORT LINKS.**

**Beasley Close,
Queenborough, ME11 5BF**



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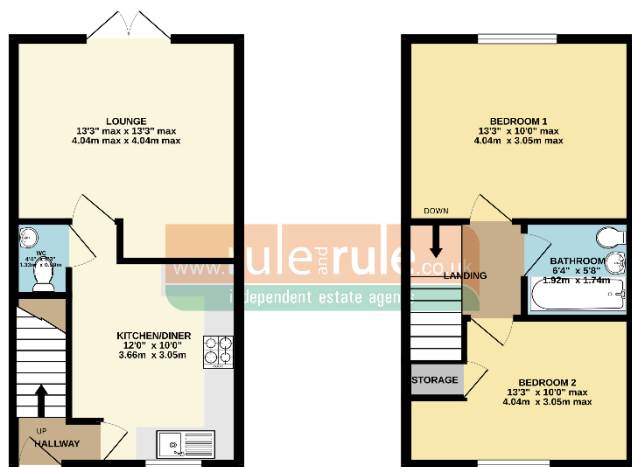
**THE GUILD
PROPERTY
PROFESSIONALS**

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GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The property is only 5 years old so has the balance of the builder's warranty. As you would expect, there's full gas central heating, uPVC double glazing, a modern fitted kitchen with appliances and LVT luxury vinyl tiled flooring to the ground floor. Upstairs are two double bedrooms and a modern bathroom suite. Out back, the owner has laid a fantastic porcelain tiled patio garden with full width covered pergola to the rear of the garden. Finally, this property has two allocated parking spaces, one to front and the other to the side.

**Call Mark or Craig to book your viewing of
this ideal first time buy!**

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.