

PRICE
£400,000

Freehold



**AN ATTRACTIVE 3 BED DETACHED HOUSE
SITUATED ON ONE OF MINSTERS MOST
SOUGHT-AFTER ROADS. LOVELY SPACIOUS
SOUTH FACING GARDEN TO REAR AND NO
CHAIN!**

**Minster Road, Minster On
Sea, ME12 3LH**





GROUND FLOOR

1ST FLOOR



AWAITING EPC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix 0205

Situated on the ever-popular Minster Road, this attractive detached three-bedroom chalet bungalow delivers instant kerb appeal and a warm, welcoming feel throughout. The spacious lounge with its log burner sets the scene perfectly, while the modern kitchen/diner offers a bright, sociable space for everyday living. A separate dining room adds valuable flexibility, easily doubling as a fourth bedroom if required. Upstairs, three well-proportioned bedrooms and the family bathroom provide comfortable accommodation for all. Outside, the property continues to impress with ample off-street parking, a handy carport, and a superb south-facing rear garden. Mature, private and beautifully arranged, it features a patio area, established trees and shrubs, an impressive ornamental fishpond with full filter system, and two workshops with light and power — ideal for hobbies or storage. A great home in a sought-after location with no chain to hold you up! Call Mark or Shannon to book 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.