

PRICE

Offers Over  
£240,000

Freehold



**A TIDY 2 BED MID TERRACED HOUSE ON A  
POPULAR ROAD CLOSE TO LOCAL SCHOOLS  
AND AMENITIES. AN IDEAL FIRST TIME BUY  
OR INVESTMENT!**

**Lavender Avenue, Minster  
ME12 3UA**



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 75 C    | 82 B      |

**If you need an ideal first-time buy, then look no further than this nicely presented 2 double bed mid-terraced house, perfectly placed close to local amenities and both primary and secondary schools.**

**This tidy property offers uPVC double glazing, gas central heating, a modern fitted kitchen-diner and a separate lounge, ground floor WC and a modern white first floor bathroom.**

**Outside, there's an allocated parking space and an established rear garden with lawn and fenced perimeter.**

**These homes make excellent first-time buys or investments and promise years of low-maintenance enjoyment.**

**Call Mark or Shannon today to book your viewing and see for yourself.**

**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.