

PRICE
£275,000

Freehold



**A VACANT 2/3 BED SEMI DETACHED COTTAGE
SITUATED ON THE OUTSKIRTS OF MINSTER
VILLAGE WITH EXTENDED GROUND FLOOR
ACCOMMODATION AND IN NEED OF A LITTLE
T.L.C.**

Apple Cottage, 1 Elm Lane, Minster, ME12 3SQ





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	59 D	75 C
1-20	G		

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



Whilst every care has been taken to ensure the accuracy of the floor plan compared to the actual property, measurements of rooms and other areas are approximate. Rule and Rule do not guarantee the accuracy of these dimensions and they should not be relied upon for the purchase of carpets or curtains. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser must satisfy themselves as to the accuracy of these dimensions. Rule and Rule do not accept any liability for any loss arising from the use of this floor plan.

Extended 2-Bedroom Cottage with Annex – Minster This vacant and extended two-bedroom cottage sits on the outskirts of Minster, within easy walking distance of local primary schools and a convenient store. Family-owned for many years, the property benefits from uPVC double glazing and gas-fired central heating.

The ground floor offers versatile accommodation, including a lounge, dining room, kitchen, and the addition of a small annex comprising a bedroom, shower room, and conservatory – ideal for guests, extended family, or flexible living. Upstairs, two double bedrooms are served by a family bathroom.

Outside, a mature courtyard-style garden provides an opportunity to create a charming retreat, complemented by a greenhouse and shed with light and power. To the front, a small gated parking area with carport sits adjacent to the neighbouring property on the left.

While some updating is required, this has been reflected in the competitive asking price, making it an excellent opportunity for buyers seeking a home with character and scope to personalise.

Contact Mark or Shannon today to arrange your escorted viewing.

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