

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**



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

**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 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.



**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.