

PRICE

**£315,000**

Freehold



**SPACIOUS 3 BED DETACHED BUNGALOW JUST  
A SHORT WALK FROM CLIFF TOP STROLL AND  
LOCAL AMENITIES. BEST OF ALL, THERE IS  
NO CHAIN TO HOLD YOU UP!**

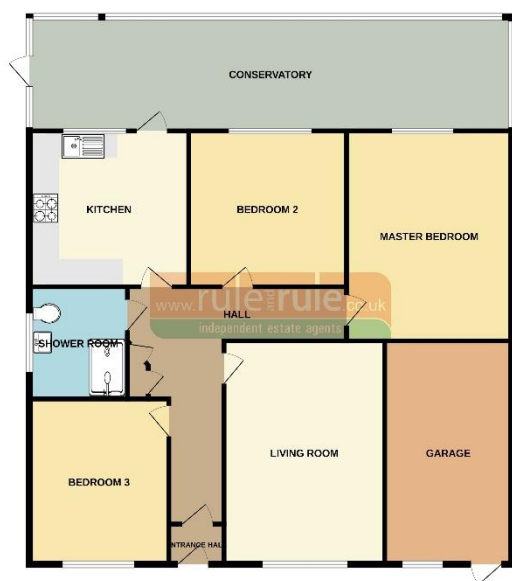
**Kings Road, Minster  
ME12 2HL**







GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing description, the seller does not warrant, represent or guarantee the accuracy of the information. The seller does not warrant or represent that the information is complete or accurate. The seller does not warrant or represent that the information is current. The seller does not warrant or represent that the information is for any other purpose than to provide a general overview of the property. The seller does not warrant or represent that the information is for any other purpose than to provide a general overview of the property. The seller does not warrant or represent that the information is for any other purpose than to provide a general overview of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Step into this spacious three-bedroom detached bungalow, ideally located just a short stroll from local amenities and scenic cliff-top walks along to the Leas.**

**Inside, the property features gas-fired central heating, uPVC double glazing, a modern fitted kitchen with built-in oven and hob, and a fresh white shower suite. A full-width rear conservatory offers additional living space, perfect for relaxing or entertaining. Outside, you'll find off-street parking and a generous rear garden laid to lawn, enclosed by fencing for privacy.**

**Best of all, there's no onward chain—meaning a smoother, quicker move for you. To arrange your escorted viewing, contact Mark or Shannon today.**

**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.