

PRICE
£205,000

Leasehold



**A MODERN TWO COACH HOUSE IDEALLY
LOCATED CLOSE TO LOCAL SCHOOLS AND
TRANSPORT LINKS. NO ONWARD CHAIN!**

**Daisy Close, Minster
ME12 3GZ**



www.ruleandrule.co.uk
independent estate agents

OnTheMarket **Zoopla** **rightmove**
Smarter property search

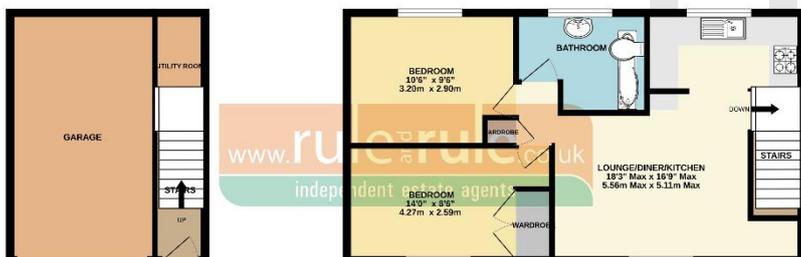
**THE GUILD
PROPERTY
PROFESSIONALS**

www.ruleandrule.co.uk | facebook.com/ruleandrule | T: 01795 662604



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-descriptions. 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 quality or efficiency can be given. Made with floorplan 12025

Discover a stylish 2-bedroom coach house nestled in the ever-popular Thistle Hill development in Minster, offering excellent access to local schools, shops, and nearby parkland.

This property boasts a rare feature: a small, enclosed courtyard garden, a true gem for this type of home. In addition, it comes with the convenience of a single garage, with a utility room and additional parking for 2 cars, providing the flexibility akin to a similar-sized house. The spacious lounge, modern fitted kitchen, and elegant white bathroom suite are complemented by the property's neutral decor, making it move-in ready. This makes it an ideal investment or a perfect first-time purchase, worth serious consideration.

We understand this property does not have any service charge or ground rent obligations.

To arrange your escorted viewing, call Mark or Craig today.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.