



Minster Road, Minster-On-Sea

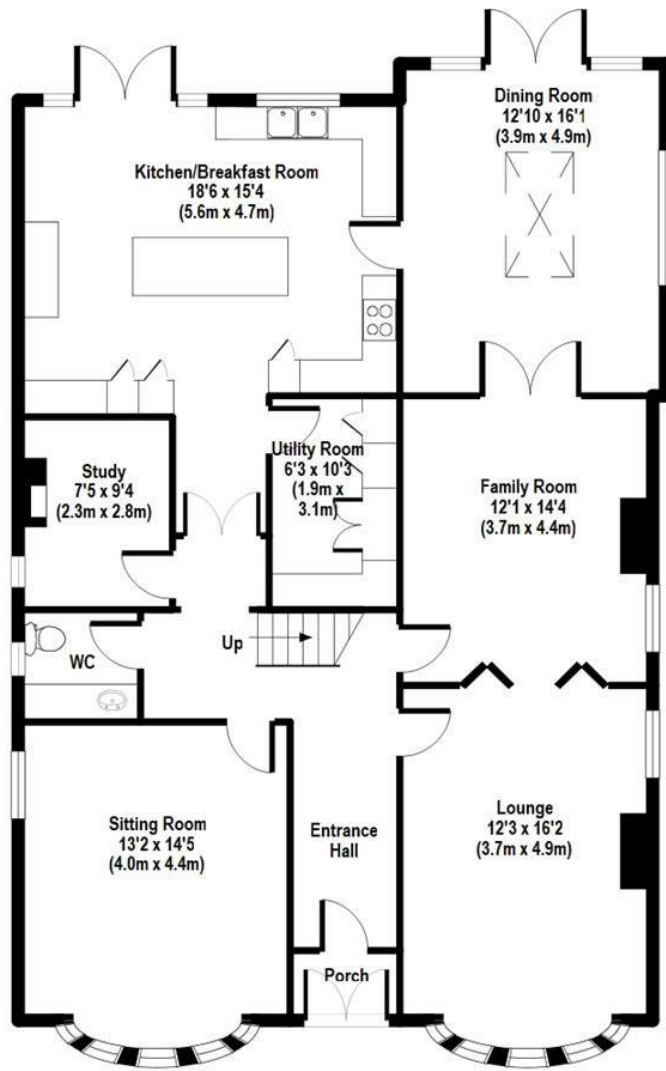
LARGE DETACHED PROPERTY ON GOOD SIZE PLOT - We are pleased to offer for sale this versatile detached home on Minster Road. Due to the sheer size of the rooms and number of them, this property can adapt suit many number of uses. Accessed via electric gates, you are greeted with a block paved driveway with parking for several vehicles, with space to turn. The detached garage is large enough to be used as for parking if needed or a large storage/workshop area. The rear garden which is south facing is a real good size and features both patio seating area and a large raised BBQ/entertainment area. Internally, there are four double bedrooms, master with en-suite and walk in wardrobe. On the ground floor the living and reception rooms are large and would really suit someone needing to work from home. This is a property that really needs to be viewing to fully appreciate the accommodation on offer, as such an early call is strongly advised. **CALL NOW TO VIEW!**

Asking price £500,000

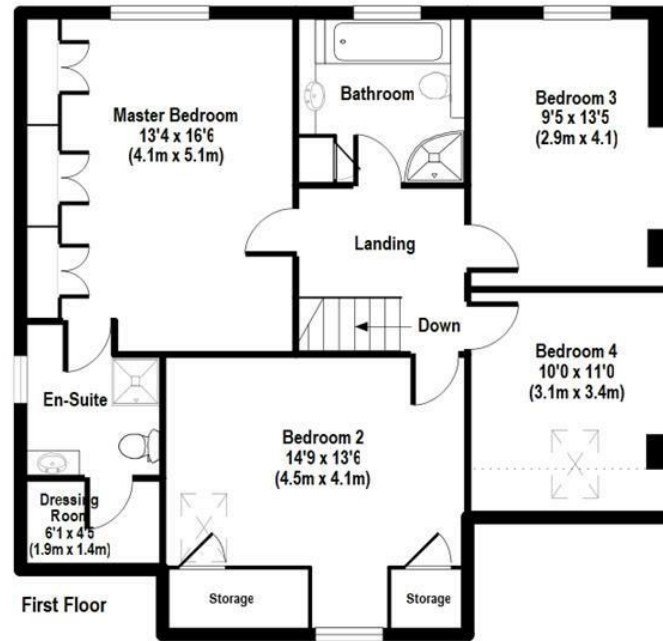
- SUBSTANTIAL DETACHED PROPERTY
- Off Road Parking for Multiple Vehicles
- Electric Gates to Driveway & Garage
- Secluded South Facing Rear Garden
- Flexible Living Accommodation Throughout
- EPC Rating D (64)
- Central Minster Location
- NO ONWARD CHAIN







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 2307 sq. ft / 214 sq. m

Minster Road

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
 The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.