

PRICE
£450,000

Freehold



**A BEAUTIFULLY MAINTAINED 4 BED
DETACHED PERIOD HOME SITUATED IN A
HUGELY SOUGHT AFTER ROAD, JUST A SHORT
WALK FROM THE SEAFRONT.**

**Augustine Road, Minster
ME12 2NE**





AWAITING EPC
AND FLOORPLAN

Rule & Rule are pleased to present this characterful four-bedroom period detached house, set on one of Minster's most sought-after roads and just a short stroll from the seafront and local amenities. This much-loved family home has a charming, cottagy feel and has been immaculately kept throughout. It offers generous accommodation, including an impressive 30ft lounge, a modern kitchen/breakfast room and a double-glazed conservatory with radiator, making it comfortably usable all year round. Upstairs are four good-sized double bedrooms, each with ample storage, along with a modern bathroom featuring a separate double shower. Outside, the property enjoys landscaped gardens to the front and rear, an attached single garage, and a secluded rear garden with patio, mature shrubs and mature trees, offering a peaceful, well-established outdoor space. Call Mark or Shannon to book your escorted viewing of this beautiful family home.

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.