



**Uplands Way, Minster-on-Sea**

**£1,450 PCM**

**MARTIN&CO**

# Uplands Way, Minster-on-Sea

Date Available: 31st March 2025


Deposit: £1,673

Unfurnished

Council Tax Band: C

- THREE BEDROOMS
- SPACIOUS RECEPTION ROOM
- CHARMING GARDEN
- OPEN-PLAN RECEPTION ROOM/DINER
- AMPLE PARKING
- SINGLE GARAGE FOR ADDITIONAL STORAGE
- EXCELLENT TRANSPORT LINKS
- NEARBY SCHOOLS
- NO DEPOSIT OPTION AVAILABLE
- AVAILABLE APRIL 2025

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>65</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

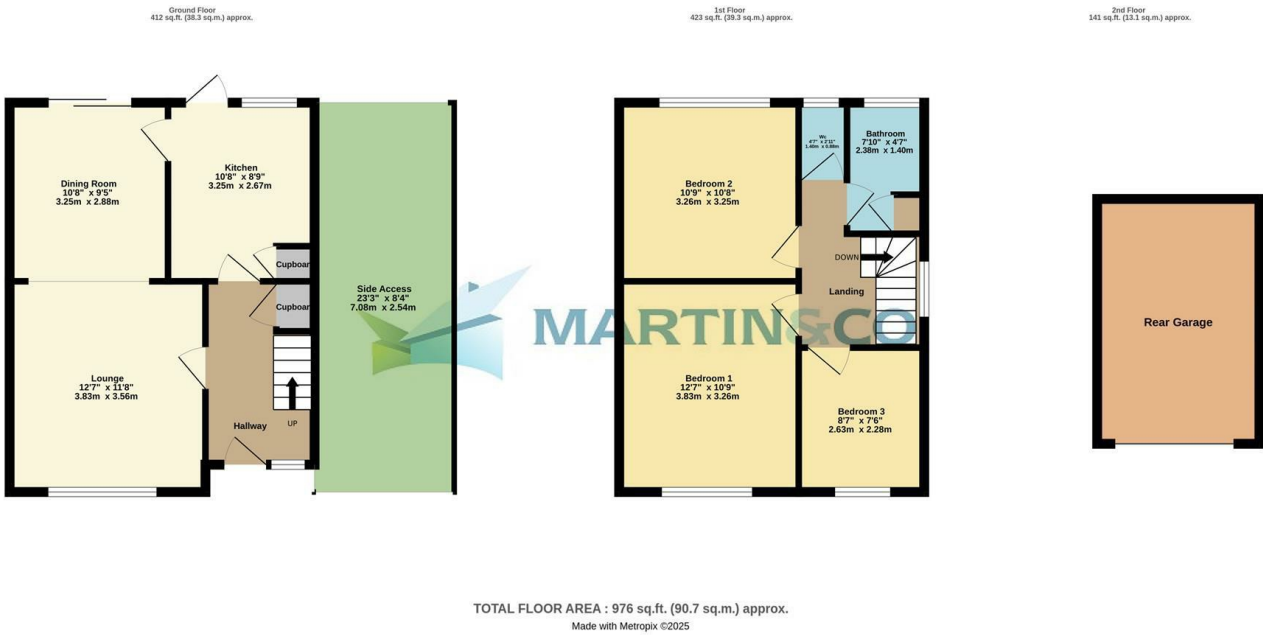
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This semi-detached house, ideal for families, offers three bedrooms, a spacious reception room with abundant natural light, a well-equipped kitchen, ample parking, and a charming garden, all located in a neighbourhood with excellent transport links and local amenities.

NO DEPOSIT OPTION AVAILABLE

AVAILABLE APRIL 2025

If you would like to arrange a viewing for this property, please submit an online enquiry to us via this website using the 'email agent' or 'request details' button.



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent 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.

