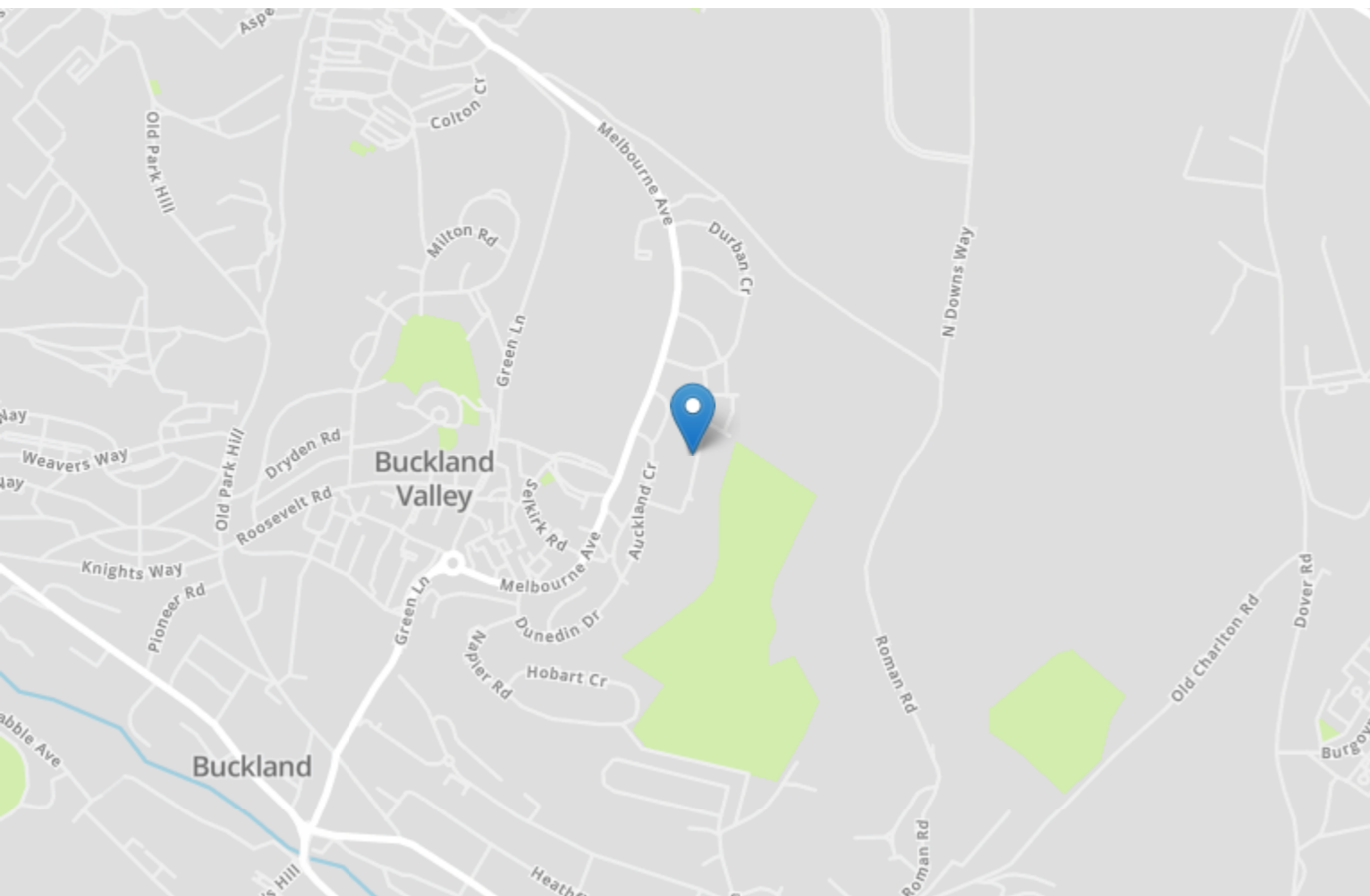


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



50 Kimberley Close

Dover
CT16 2JW

£230,000 FREEHOLD

Draft Details...Chain Free | Three Bedroom Semi Detached House | Conservatory | Garden With Side Access | Ideal For First Time Buyers & Those With A Growing Family | Burnap + Abel are delighted to offer onto the market this fantastic three bed semi detached house located in the highly sought after Kimberley Close, Dover. The accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a bathroom. Additional benefits include a garden with side , conservatory, double glazing, gas central heating and NO ONWARD CHAIN. Kimberley Close is situated in close proximity to the centre of Dover. The historic town of Dover acts as a gateway to Europe and has a mainline railway station with a high speed link to St Pancras, London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Carpeted floor, carpeted stairs to the first floor, storage cupboards and doors leading to;

Lounge

13' 2" x 12' 0" (4.01m x 3.66m) A spacious open plan living/dining room - The lounge has carpeted floor, radiator and double glazed window.

Dining Area

11' 2" x 9' 4" (3.40m x 2.84m) The dining area has carpeted floor, radiator, space for a table and chairs and doors to the conservatory.

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m) A mix of wall and base unit and integrated oven/hob.

Utility

7' 3" x 5' 6" (2.21m x 1.68m) Space for fridge freezer, washing machine and tumble dryer. Radiator, double glazed windows and doors to the garden.

Sun Room

10' 4" x 8' 0" (3.15m x 2.44m)

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

Bedroom One

13' 8" x 9' 9" (4.17m x 2.97m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

11' 4" x 9' 3" (3.45m x 2.82m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 3" x 8' 7" (2.82m x 2.62m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

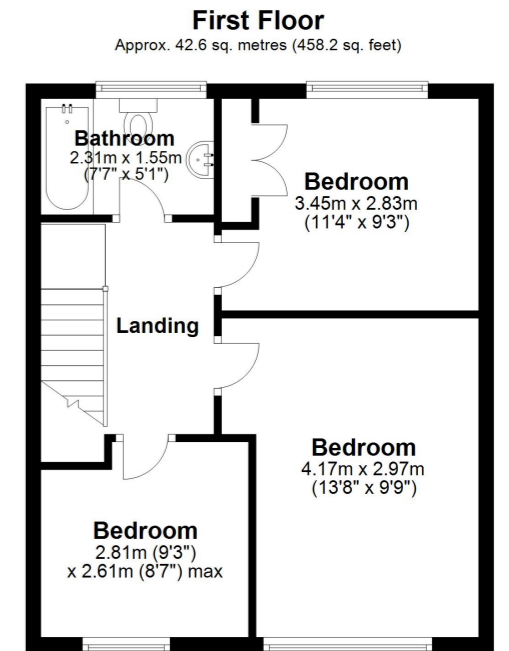
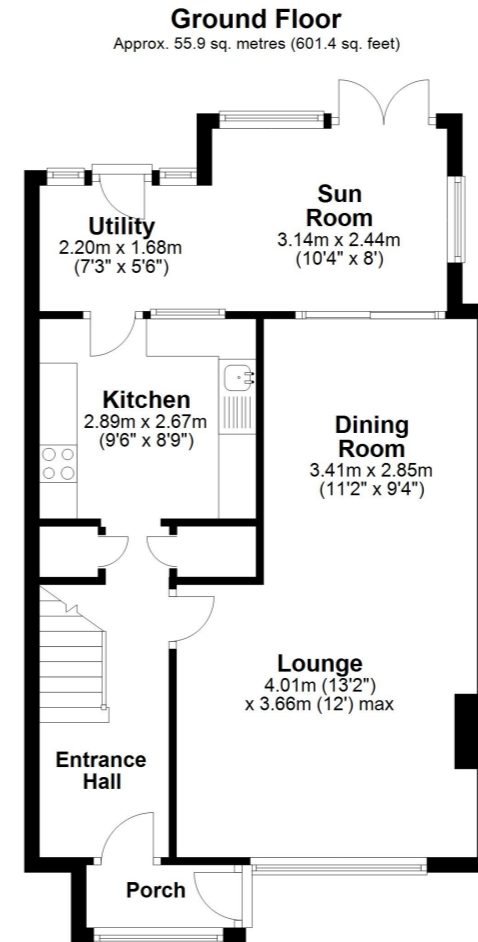
7' 7" x 5' 1" (2.31m x 1.55m) Low level W.C., bath with shower attachments, wash hand basin, radiator and frosted double glazed window.

Garden

Paved seating and raised lawn areas. Shed and side access.

Area Information

Kimberley Close is found in the historic seaside town of Dover in locally known Melbourne area. The immediate area has a parade of shops as well as lovely walks into the hill and both primary and secondary schools. The town itself has seen massive investment in recent years with the St. James shopping complex, high speed rail link into St Pancras, London and the soon to be extension to the marina with much more to come.



Total area: approx. 98.4 sq. metres (1059.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

