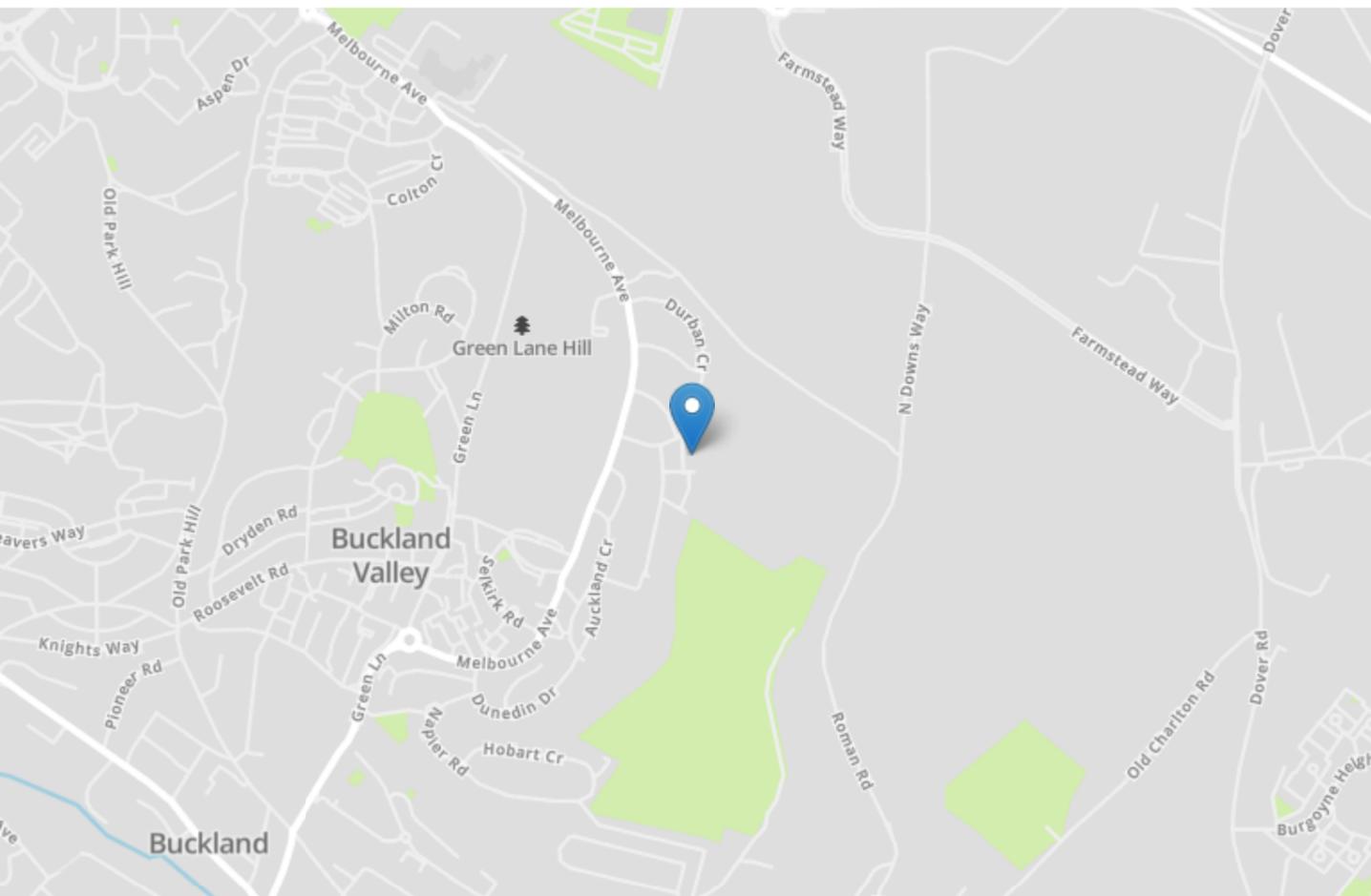


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



6 Kimberley Walk

Dover
CT16 2JN

£219,950 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Nestled in the highly sought-after Kimberley Walk area of Dover, this fabulous three-bedroom end of terrace property offers generous living space, a sunny garden, and beautiful views, making it a perfect choice for first-time buyers or growing families. Step inside to a welcoming large lounge/diner, ideal for both relaxing and entertaining, alongside a well-appointed kitchen and a charming conservatory that flows seamlessly onto the garden. Upstairs, the home offers three good-sized bedrooms and a family bathroom with a separate W.C. providing comfortable accommodation for all. To the rear, you'll find a large sunny garden, the perfect outdoor space for children to play or for enjoying summer evenings with family and friends. The property also boasts lovely elevated views over Dover, adding to its appeal. Situated within close proximity to a number of local schools and shops, the home combines convenience with comfort in a popular residential setting. This is a fantastic opportunity to secure a home in one of Dover's most desirable locations — one that's ready to welcome its next family. For your chance to view call Burnap + Abel on 01304 270107.



Lounge/Diner

20' 4" x 10' 10" (6.20m x 3.30m)

Kitchen

20' 4" x 10' 11" (6.20m x 3.33m)

Conservatory

12' 6" x 8' 11" (3.81m x 2.72m)

Bedroom One

14' 8" x 11' 1" (4.47m x 3.38m)

Bedroom Two

11' 0" x 9' 10" (3.35m x 3.00m)

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)

Bathroom

5' 8" x 5' 0" (1.73m x 1.52m)

Garden

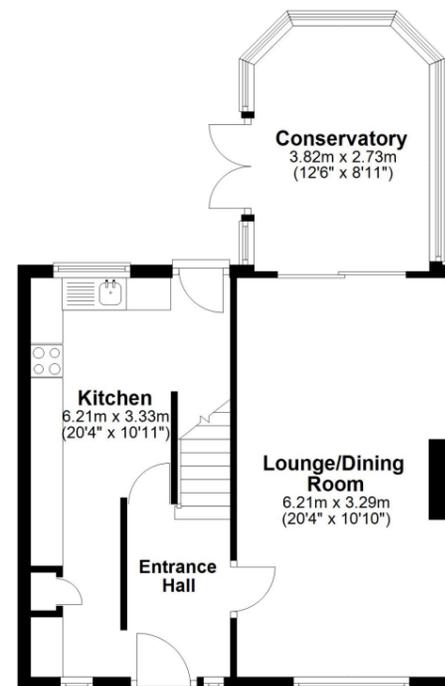
Outbuilding

15' 8" x 13' 7" (4.78m x 4.14m)

Area Information

Kimberley Walk 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.

Ground Floor
Approx. 52.1 sq. metres (560.3 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.9 sq. feet)



Outbuilding
Approx. 19.7 sq. metres (212.5 sq. feet)

