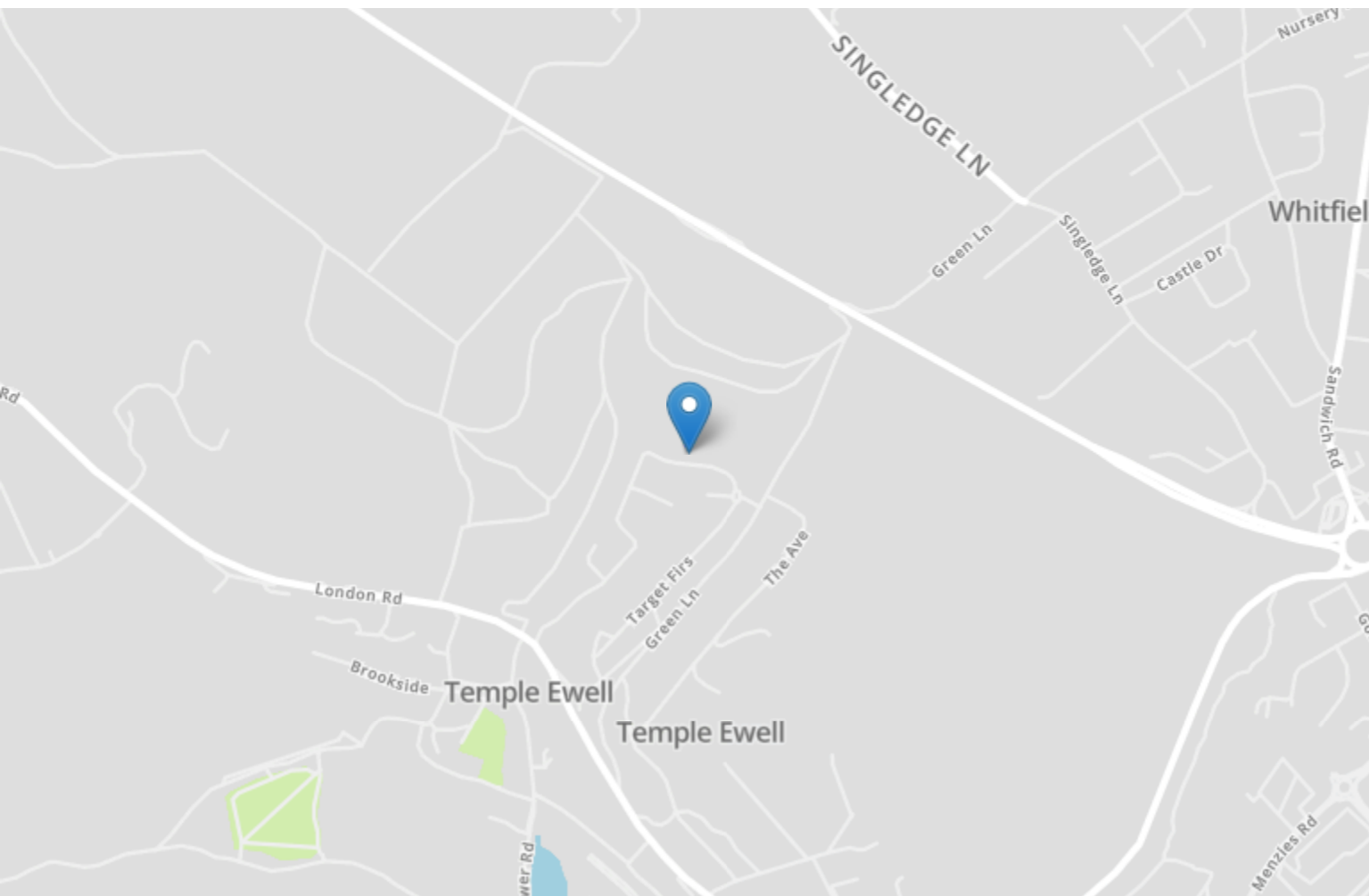


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>		76	78
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		



## 22 Temple Side

TEMPLE EWELL, Dover  
CT16 3AY

**£160,000 LEASEHOLD**

DRAFT DETAILS...PRICE GUIDE...£160,000-£170,000...Burnap + Abel are pleased to present onto the market this purpose built two bedroom maisonette. The property is located on the first floor and benefits from views over Alkham Valley, which is located near highly sort after schools and walking distance to Kearsney Abbey. The accommodation comprises of two double bedrooms, family bathroom, spacious living room, fitted kitchen, storage cupboard, residents parking and communal gardens. Other benefits include gas central heating, double glazing and outside store cupboard. To book you viewing call sole agents Burnap + Abel on 01304 279107.



**Communal Entrance**

Storage cupboard, door to rear garden, stairs to first floor

**Hallway**

Doors to:

**Living Room**

14' 8" x 12' 2" (4.47m x 3.71m) - Radiator, double glazed window with great views over Alkham Valley

**Bathroom**

Panel bath with shower over, low level w.c, pedestal wash hand basin, frosted double glazed window to the rear

**Kitchen**

9' 5" x 9' 1" (2.87m x 2.77m) -Matching wall and floor units with roll top surface, stainless steel sink drainer with mixer tap, oven, space for fridge freezer, cupboard.

**Bedroom 1**

12' 3" x 14' 8" (3.73m x 4.47m) - Radiator, double glazed window to the front with views over Alkham Valley

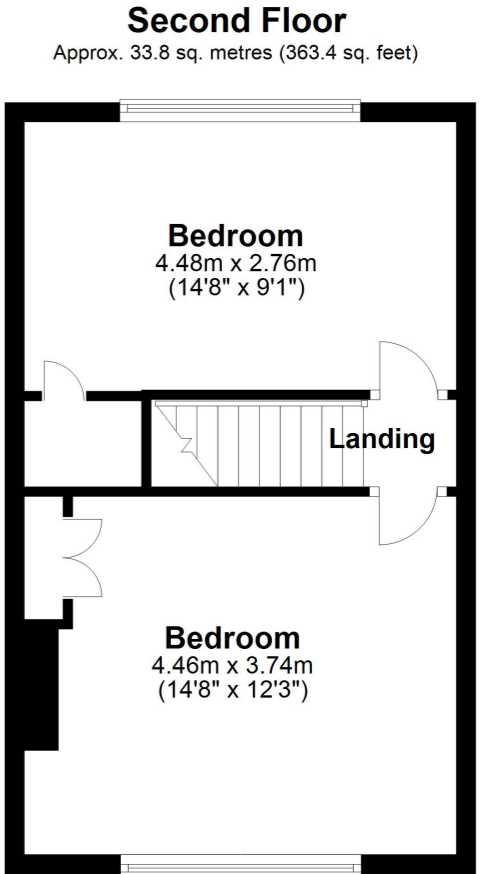
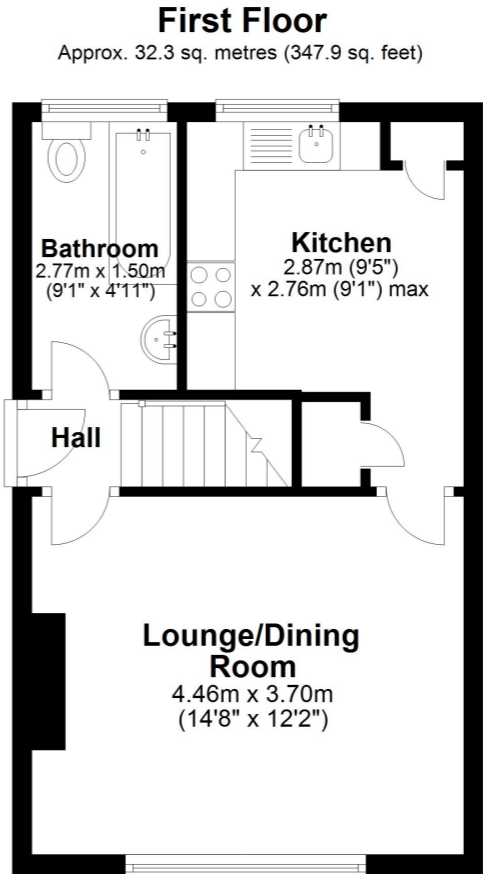
**Bedroom 2**

14' 8" x 9' 1" (4.47m x 2.77m) - Radiator, double glazed window to the rear.

**Storage cupboard**

**Communal Garden**

**Residents Parking**



Total area: approx. 66.1 sq. metres (711.3 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.

