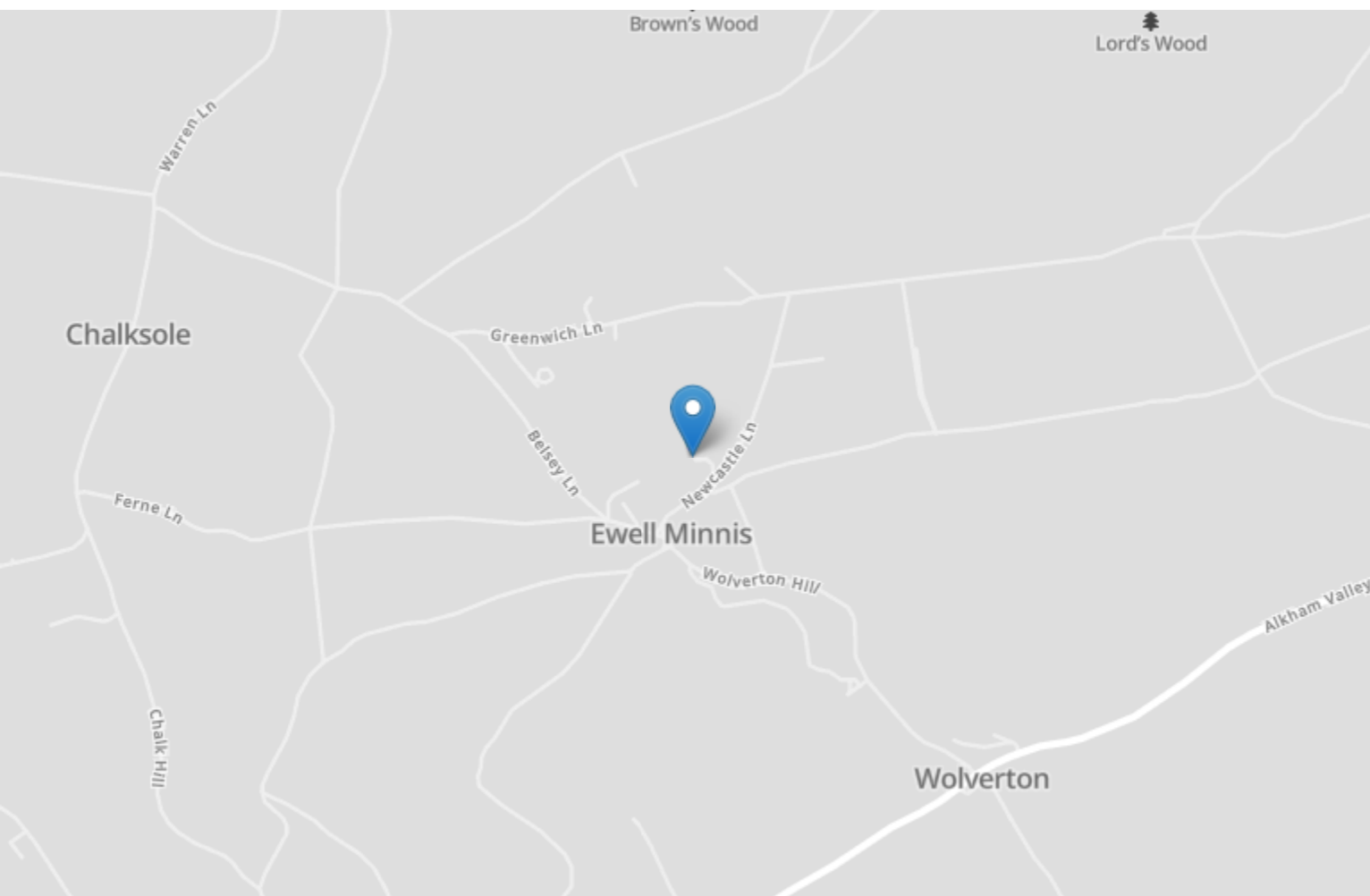


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Corner Cottage Red Barn Lane

EWELL MINNIS, Dover  
CT15 7DY

**£160,000 FREEHOLD**

Draft Details... Offers in Excess of £160,000 | Chain Free | In need Of Modernisation | Three Bed Detached Bungalow | Oil Central Heating | Burnap + Abel are delighted to offer onto the market this 3 bed detached bungalow located in the highly sought after Ewell Minnis, Dover. The property is in need of modernisation making this an ideal property for those looking to put their own stamp on the property and the accommodation boasts a lounge, kitchen, three bedrooms and a wet room. Additional benefits include a garden, double glazing, oil central heating and NO ONWARD CHAIN. Ewell Minnis is conveniently located just under 4.5 miles from Dover town centre with its excellent range of shopping facilities. Slightly out of town are a good range of supermarkets, sport and leisure facilities and miles of walks through the Alkham Valley. The city of Canterbury lies just over 13 miles with its wide range of shopping, leisure and educational facilities. The A2 is easily accessible with its links to the M20 towards London. For your chance to view call sole agents Burnap + Abel on 01304 279107



## Porch

## Lounge

17' 7" x 10' 8" (5.36m x 3.25m) Carpeted floor, radiators and a double glazed window.

## Kitchen

13' 7" x 10' 5" (4.14m x 3.17m) A mix of wall and base units, space for washing machine, fridge freezer, integrated oven/hob, double glazed window and radiator.

## Lean To

## Bedroom

14' 6" x 7' 9" (4.42m x 2.36m) Carpeted floor, radiator and double glazed window.

## Bedroom

11' 6" x 6' 2" (3.51m x 1.88m) Carpeted floor, radiator and double glazed window.

## Bedroom

8' 0" x 7' 11" (2.44m x 2.41m) Laminate floor, radiator and double glazed window.

## Shower Room

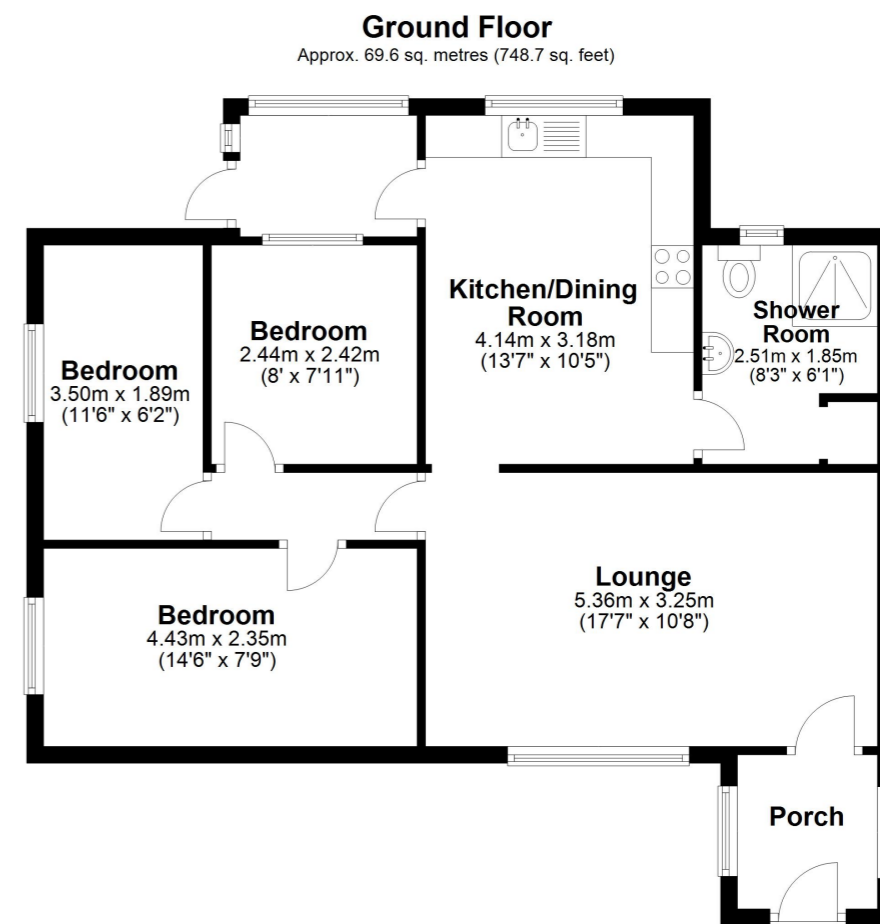
8' 3" x 6' 1" (2.51m x 1.85m) Electric shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

## Garden

A wrap around low maintenance rear garden.

## Area Information

Ewell Minnis is a small village on the edge of the Alkham Valley and surrounded by open countryside. The Alkham Valley is designated as an area of outstanding natural beauty, over which there is a wealth of walks, rides and cycle routes not only through the village of Alkham but through to all the adjoining neighbouring villages too. The pretty village of Alkham is 1.5 miles down into the valley and is home to "The Marquis of Granby" a highly rated boutique hotel and restaurant. Alkham also has a garden centre, the Parish Church and a village hall. Alkham Cricket Club is still in existence some 150 years after being formed and home matches are still regularly played on the village green. The A2 is 3 miles away giving easy access to Canterbury and M2 to London. Dover Priory train station is 5 miles away and Folkestone Central Station is 7 miles away, both stations offer the high-speed link to London.



Total area: approx. 69.6 sq. metres (748.7 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.

