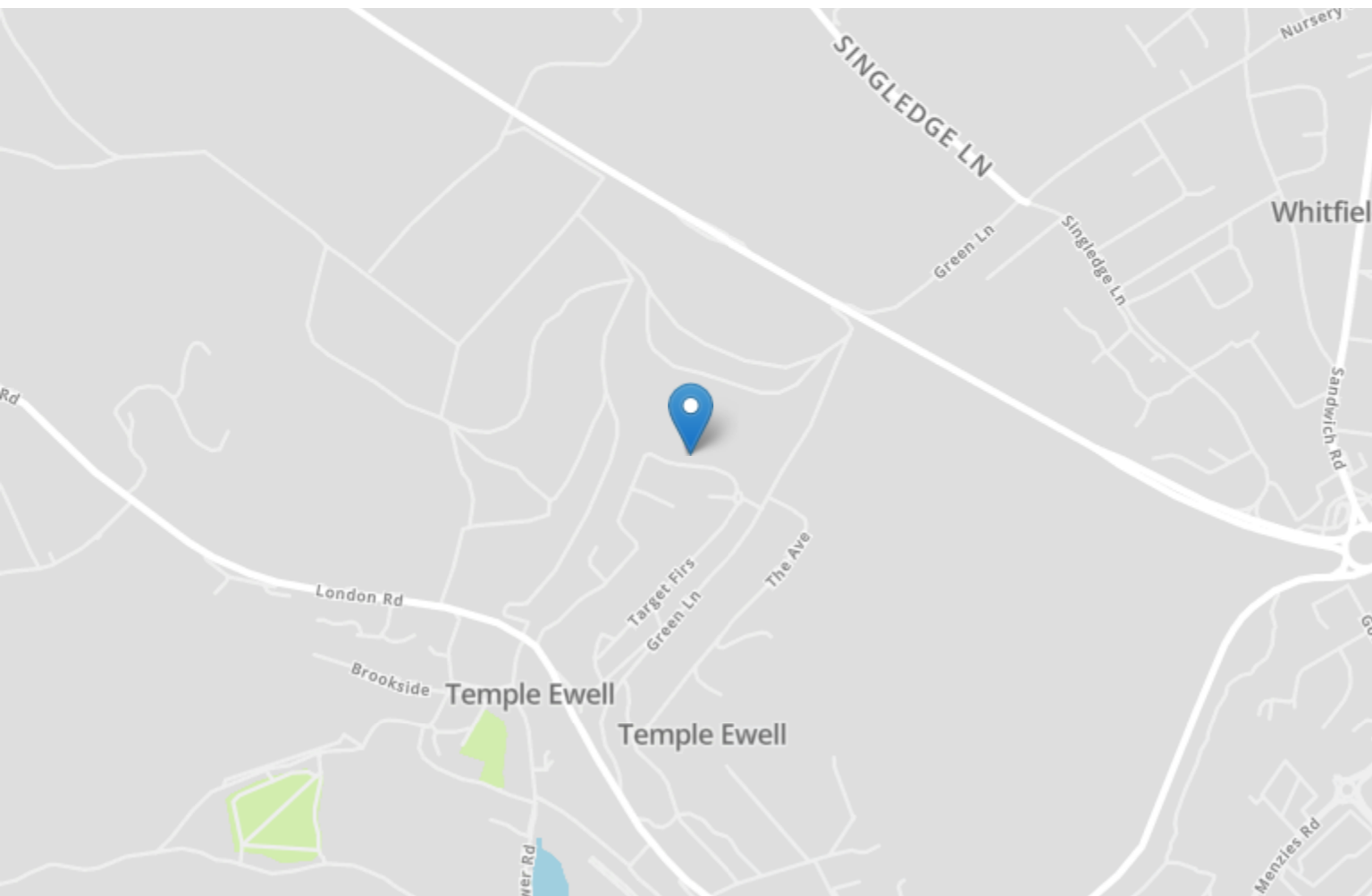


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



58 Templeside

TEMPLE EWELL, Dover
CT16 3AY

£270,000 FREEHOLD

Price Range £270,000 - £280,000 | Beautiful Three Bedroom Semi Detached Family Home | Garage En Bloc & Off Road Parking | Spacious Kitchen / Dining Room | Private Rear Garden | Ideal For A Growing Family | Highly Sought After Location | Burnap + Abel are delighted to offer onto the market this fantastic three bed semi detached family home situated in the highly sought after Templeside in Temple Ewell Dover. The property is in lovely condition and the accommodation boasts a light and airy lounge offering wonderful views over Temple Ewell, open plan kitchen/dining room, three good size bedrooms and a family bathroom. Additional benefits include a garage en bloc, off road parking, private rear garden with side access, double glazing and gas central heating (the vendor has informed us that the boiler is annually serviced). Temple Ewell is an historic village, surrounded by nature reserves and conservation areas. Situated in the Dour Valley the village has the parish church of St Peter and St Paul, village hall and primary school. It also has a local shop, post office and 18th Century public house. Kearsney railway station is within easy walking distance with regular service to London. For your chance to view call sole agent Burnap + Abel on 01304 279107



Porch

Space for fridge and freezer. Door to garden.

Entrance Hall

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

Lounge

14' 9" x 10' 11" (4.50m x 3.33m) A large light and airy lounge with carpeted floor, radiator and a large double glazed window offering fantastic views over Temple Ewell.

Kitchen / Dining Room

15' 0" x 12' 10" (4.57m x 3.91m) A spacious open plan kitchen/dining room - ideal when entertaining family and friends. The kitchen has a mix of wall and base units, integrated gas hob/electric oven, space for tumble dryer, washing machine, fridge and double glazed window. The dining area has space for a table and chairs, radiator, two storage cupboards and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch (part boarded, insulated and loft ladder) and doors leading to;

Bedroom One

14' 10" x 10' 11" (4.52m x 3.33m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window with fantastic views over Temple Ewell.

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m) Double bedroom with carpeted floor, radiator, double glazed window and cupboard with wall mounted boiler (vendor has said the boiler is annually serviced).

Bedroom Three

10' 0" x 5' 11" (3.05m x 1.80m) Carpeted floor, fitted cupboard, radiator and double glazed window.

Bathroom

6' 0" x 5' 5" (1.83m x 1.65m) Bath, low level W.C., wash hand basin, radiator and frosted double glazed window.

Garden

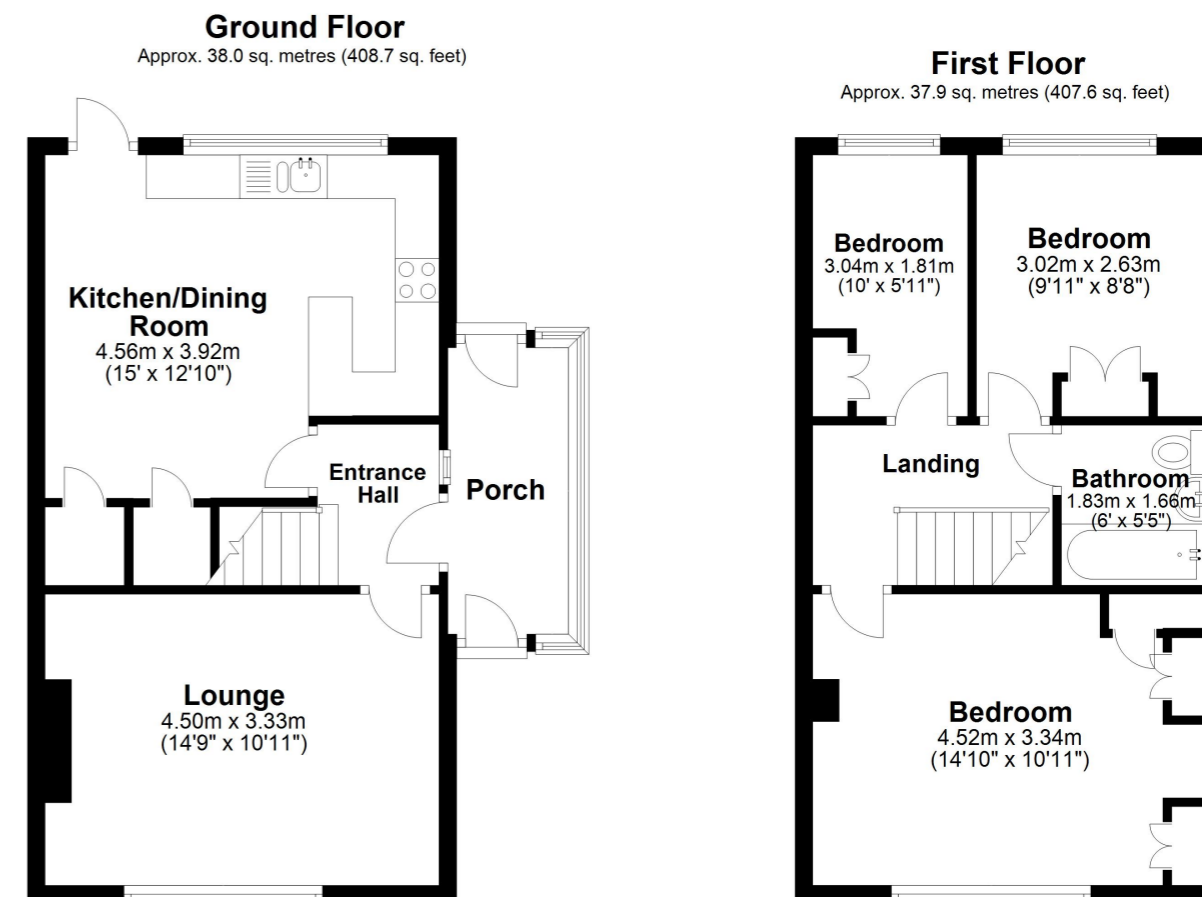
Low maintenance private rear garden with shed and side access. Fantastic outside area to sit back and relax with family and friends on those summer afternoon.

Garage + Off Street Parking

The property is being sold with a garage and off road parking.

Area Information

Temple Ewell is found in an area outstanding natural beauty. Temple Close is famed for its stunning views across Temple Ewell and beyond. The area is in close proximity to all the historic seaside town of Dover has to offer with its schools, high street and high speed rail link into St Pancras, London. The location is also well situated for those who love their walks in beautiful picturesque countryside as well as access to the superb walled Cathedral city of Canterbury.



Total area: approx. 75.8 sq. metres (816.3 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.

