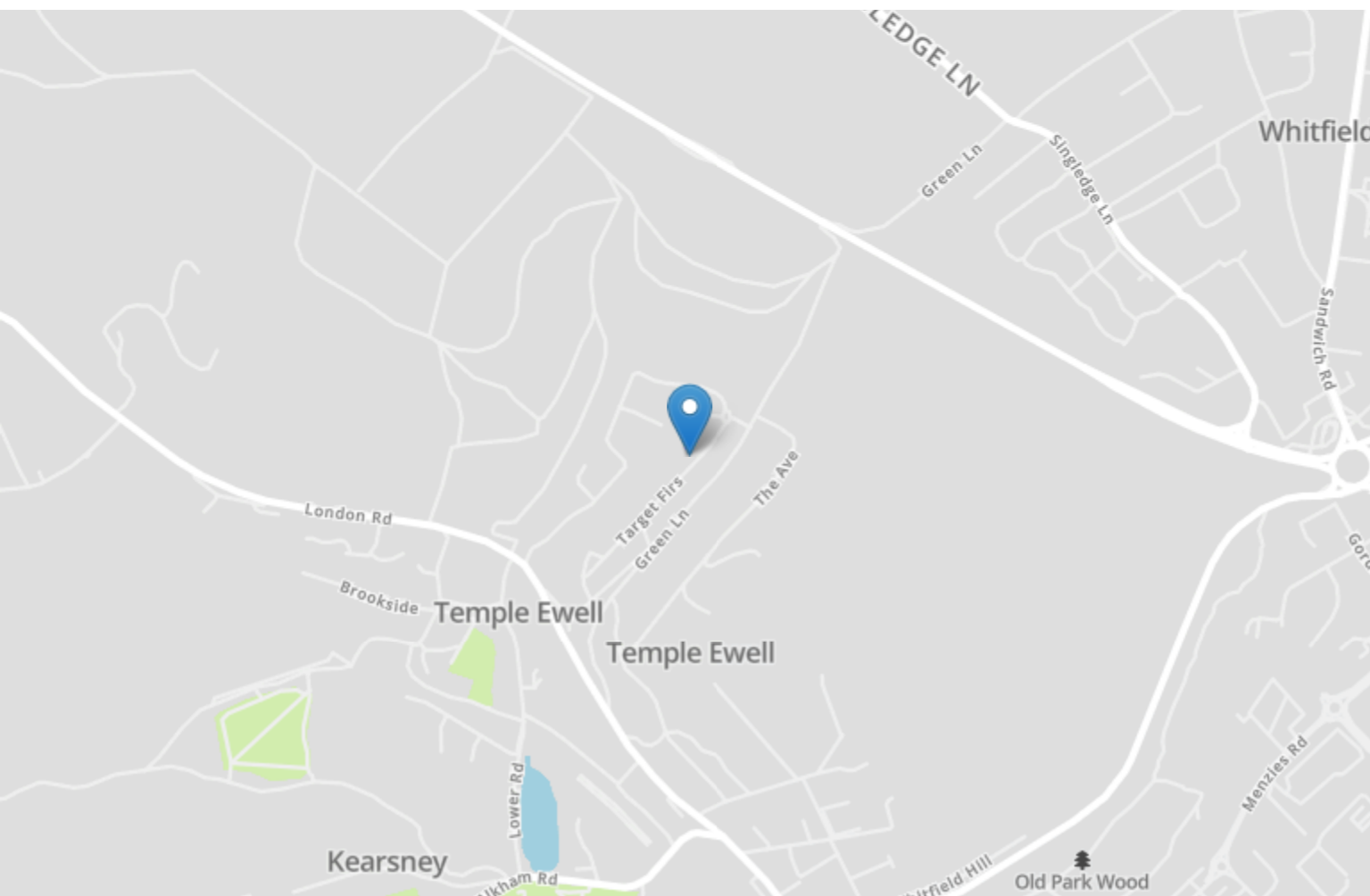


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 57 Target Firs

TEMPLE EWELL, Dover  
CT16 3AU

**£325,000 FREEHOLD**

Draft Details... Guide Price £325,000 - £335,000 | Fabulous 3 Bed Semi-Detached House | Off Road Parking for 4 cars | Sunny Rear Garden | Downstairs Shower Room/Utility | Popular Village Location... Burnap + Abel are delighted to offer onto the market this 3 bedroom semi-detached house situated on the popular Target Firs, Temple Ewell. The property boasts 3 good sided bedrooms, two of which are double bedrooms, upstairs bathroom, lounge, spacious kitchen/diner, downstairs W.C. and downstairs utility/shower room. Additional benefits include a large sunny rear garden, double glazing, gas central heating (serviced late 2023), and off road parking for 4 cars. For your chance to view, please call sole agents Burnap + Abel now on 01304 279107.





## Porch

## Entrance Hall

Carpeted floor, radiator, double glazed window, carpeted stairs to first floor and doors leading to;

## Lounge

12' 7" x 12' 2" (3.84m x 3.71m) Spacious lounge with carpeted floor, radiator and double glazed window.

## Kitchen/Diner

19' 0" x 12' 5" (5.79m x 3.78m) Large kitchen with a mix of wall and base units. Integrated oven and hob. Double glazed windows. The dining area has space for table and chairs.

## Utility/Shower Room

11' 3" x 6' 4" (3.43m x 1.93m) Space for fridge/freezer and washing machine. Wall mounted boiler, shower, low level W.C., double glazed window. Rear door leading to garden.

## Landing

Carpeted stairs and landing, double glazed window, loft hatch and doors leading to;

## Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m) Double bedroom with carpeted floor, radiator, built-in wardrobes and double glazed window.

## Bedroom Two

10' 6" x 8' 9" (3.20m x 2.67m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m) Carpeted floor, radiator and double glazed window.

## Bathroom

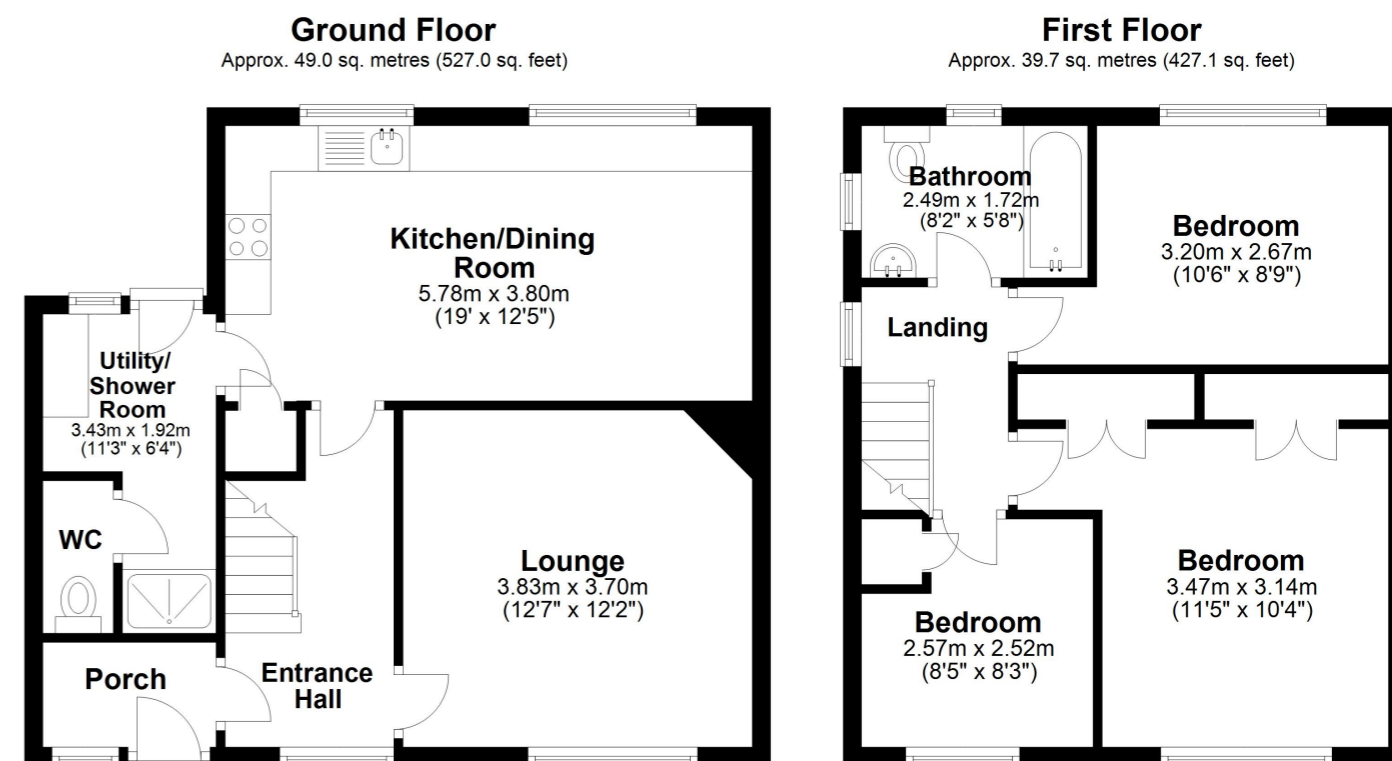
8' 2" x 5' 8" (2.49m x 1.73m) Bath with overhead electric shower, low level W.C., hand wash basin, radiator and double glazed windows.

## Garden

Large sunny rear garden with paved and lawn areas - Ideal outside space to enjoy those Summer BBQs with family and friends. Side access.

## Area Information

Temple Ewell is found in an area outstanding natural beauty. Target Firs 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.



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.

