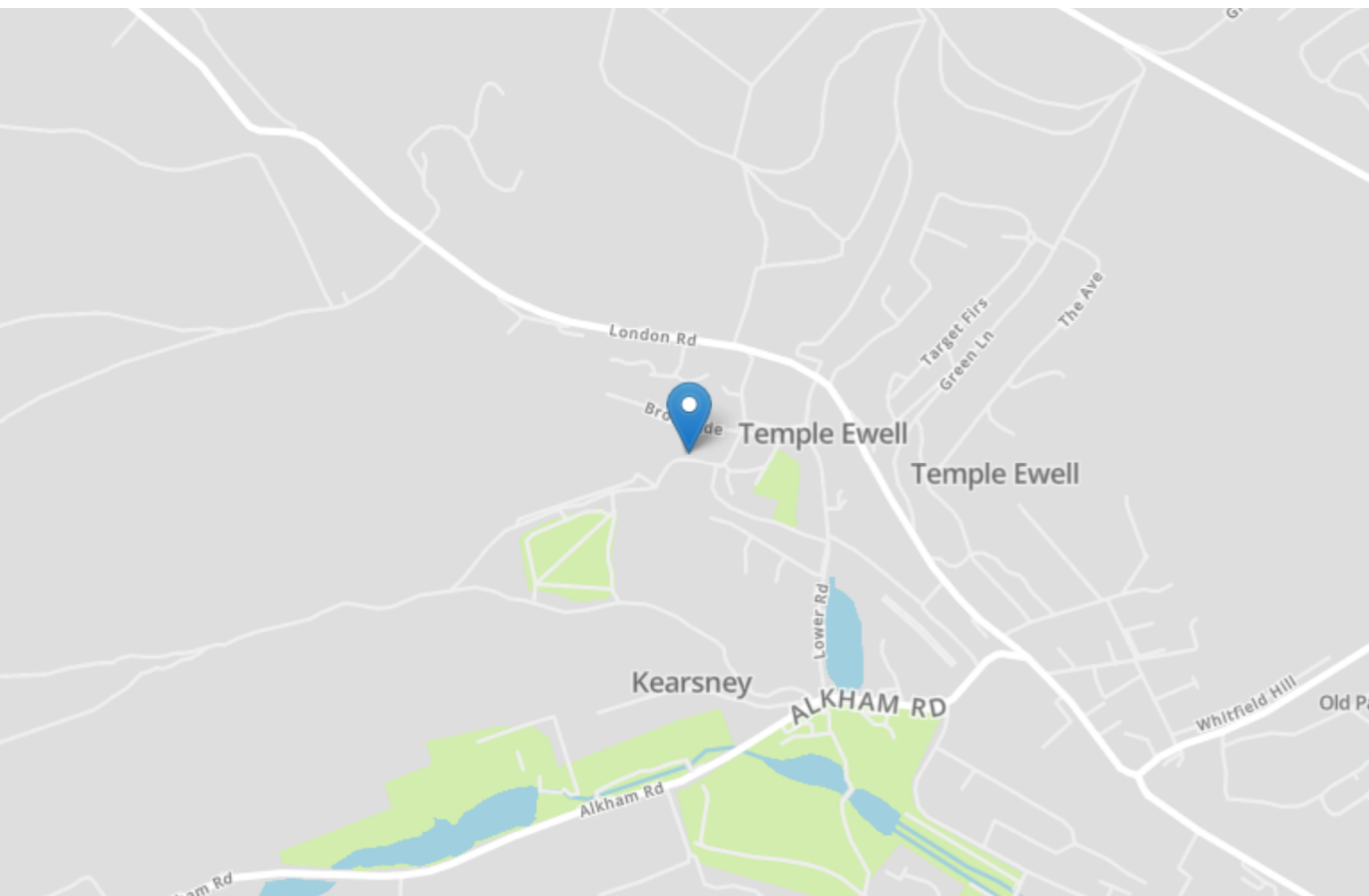


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



32 Church Hill

TEMPLE EWELL, Dover
CT16 3DR

£280,000

Draft Details...Price Range £280,000 - £290,000 | Chain Free | Fabulous Two Bedroom House | Highly Sought After Village Location | Full Rewire (2021) | Modern Double Glazing & Boiler (installed 2021)... Burnap + Abel are delighted to offer onto the market this fantastic two bedroom house located in the quiet and highly sought after Church Hill, Temple Ewell, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge/dining room, modern kitchen with underfloor heating, two double bedrooms and a modern bathroom. Additional benefits include nearby residential parking, a sunny rear garden, stunning countryside views from the rear, modern double glazing, gas central heating and NO ONWARD CHAIN. The property is a short distance from the main-line railway at Kearsney, and close by are Kearsney Abbey and Russell Gardens. From the property there are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Dover town centre is only a short drive away, with easy access to Priory main-line railway station with the fast-link train to St Pancras in just over 1 hour 10 minutes. Within the town centre is the newly opened St James shopping and leisure development Also within the town is a good range of secondary schools, together with Dover Boys' and Girls' Grammar Schools. For your chance to view call sole agent Burnap + Abel now on 01304 279107.



Lounge/Dining Room

6.96m x 3.93m (22'10" x 12'11"). A spacious open plan lounge/dining room - Karndean flooring, open fire place, under stairs cupboard, radiator, double glazed windows front and back and space for a table and chairs.

Kitchen

2.61m x 2.15m (8'7" x 7'1"). A modern fitted kitchen with underfloor heating, base units, integrated oven/hob, dishwasher, washing machine and fridge. Double glazed windows and door to garden.

First Floor Landing

Carpeted stairs, carpeted floor, loft hatch and doors leading to;

Bedroom One

3.68m x 2.85m (12'1" x 9'4"). Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

3.78m x 2.39m (12'5" x 7'10"). Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

2.60m x 2.16m (8'6" x 7'1"). Beautiful modern bathroom with freestanding bath, separate walk in shower, low level W.C., wash hand basin, radiator and double glazed window.

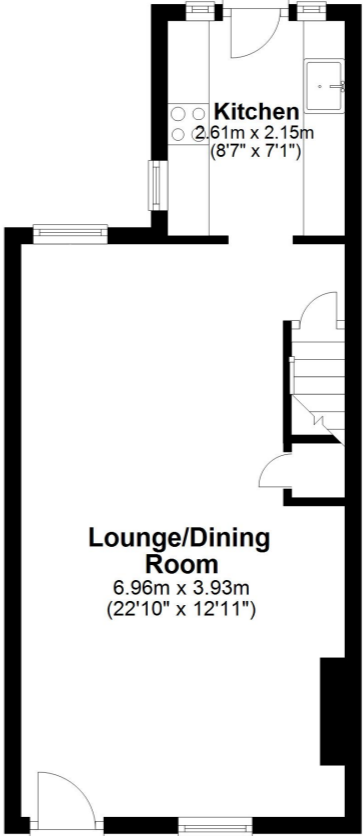
Garden

A sunny private rear garden which is mainly laid to lawn. Beyond the garden you will find beautiful countryside views providing a peaceful outdoor space.

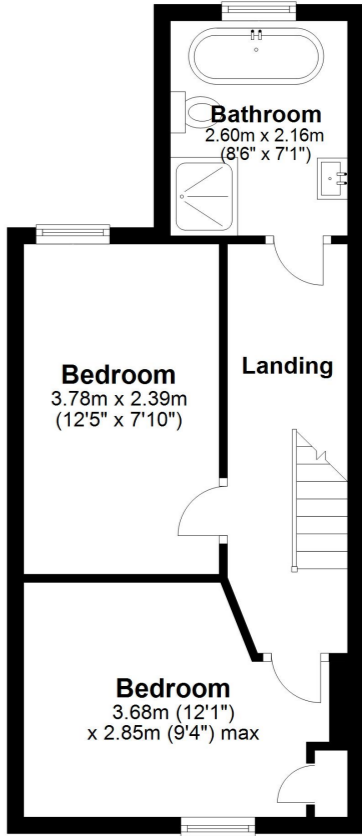
Area Information

The village offers the Church of St Peter & St Paul, Temple Ewell Primary School and the popular Fox public house together with the ornamental lakes and gardens of Kearsney Abbey, Bushy Ruff and Russell Gardens. There are also some lovely surrounding hillside and countryside walks, mainline railway station at nearby Kearsney within easy walking distance, a bus service to Dover and Canterbury where a greater range of shopping, educational and recreational facilities can be found, the property is also placed for ease of access into Dover town and docks; Canterbury A.2./M.2; and the Folkestone Channel Tunnel and M20.

Ground Floor
Approx. 33.2 sq. metres (357.1 sq. feet)



First Floor
Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.2 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.

