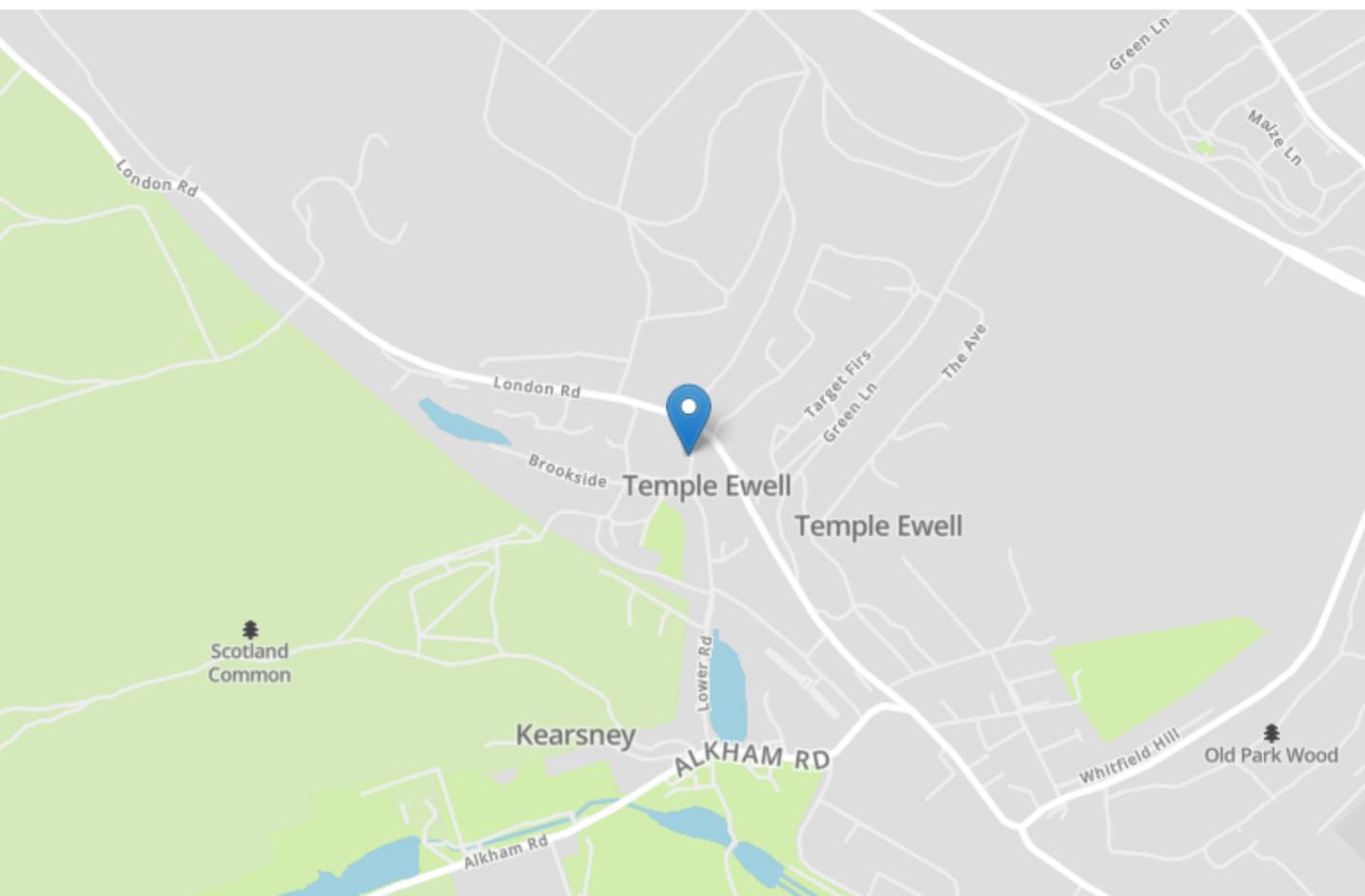


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 High Street

TEMPLE EWELL, Dover
CT16 3DU

£250,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £260,000 | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom semi detached house with the added benefit of a loft room located in the highly sought after village of Temple Ewell. The property is a very good size and boasts a large lounge/dining room, spacious modern fitted kitchen, modern shower room, two double bedrooms and a loft room. Additional benefits include a lovely sunny rear garden with side access, double glazing, gas central heating and log burner. 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

7.45m x 3.95m (24'5" x 13').

Kitchen

3.39m x 2.47m (11'1" x 8'1").

Shower Room

2.46m x 1.31m (8'1" x 4'3").

Bedroom One

3.97m x 3.30m (13' x 10'10").

Bedroom Two

3.96m x 3.31m (13' x 10'10").

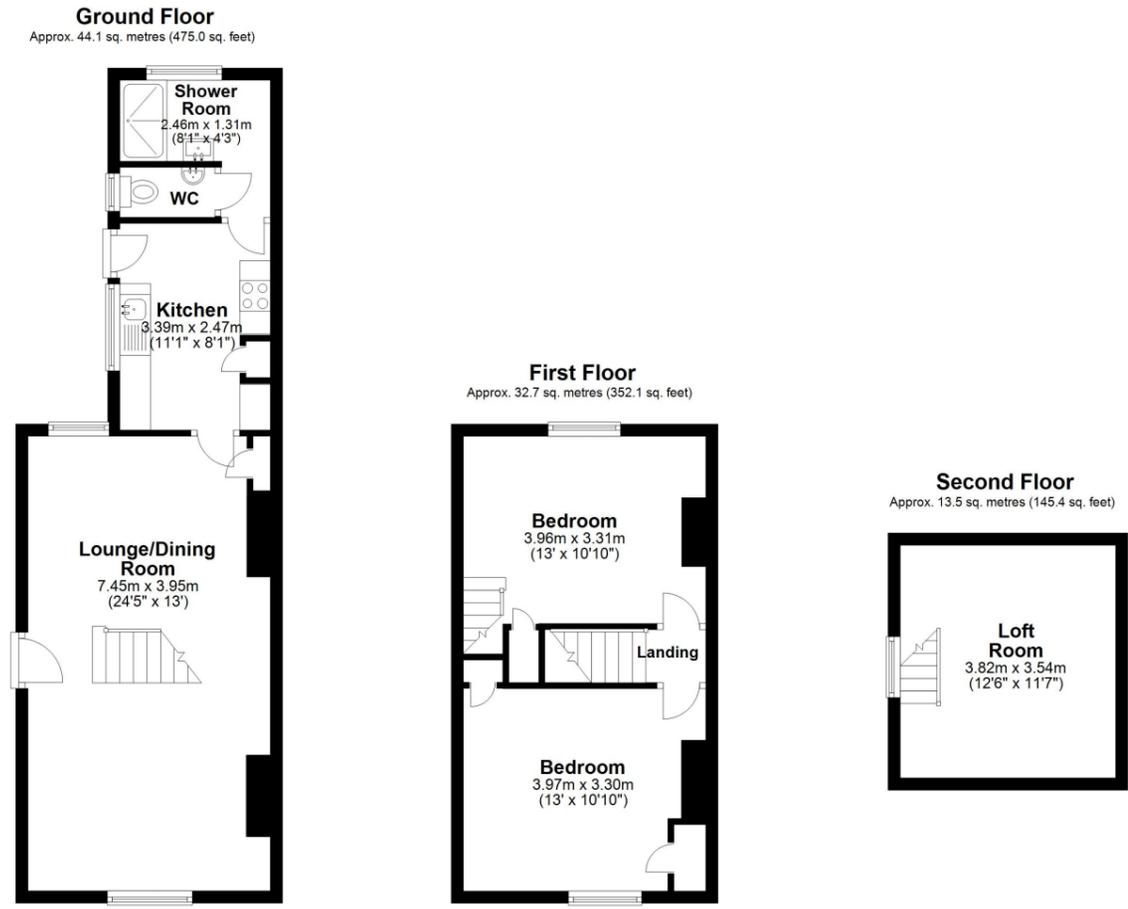
Loft Room

3.82m x 3.54m (12'6" x 11'7").

Garden

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.



Total area: approx. 90.3 sq. metres (972.5 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.

