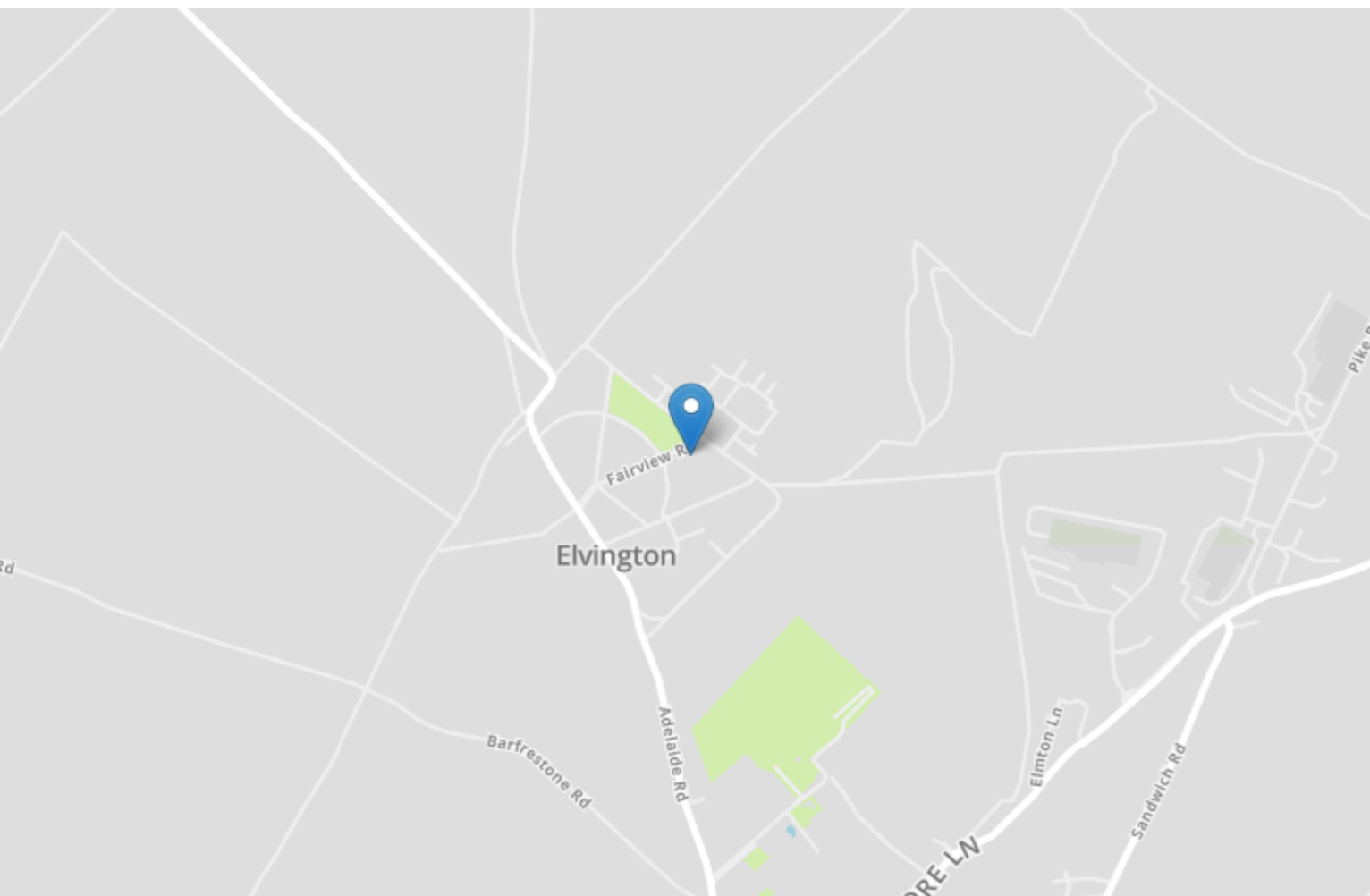


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

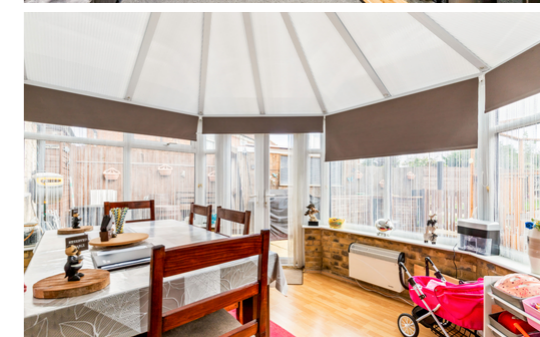


## 20 Fairview Road

ELVINGTON, Dover  
CT15 4EB

**£270,000 FREEHOLD**

Draft Details... Offers in Excess of £270,000 | Off Street Parking For Three Cars | Three Bedroom Semi Detached House | Two Bathrooms | Landscaped Rear Garden With Cabin | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached family home located in the popular Fairview Road, Elvington Dover. The property would be ideal for a growing family and the accommodation boasts a lounge, kitchen, three good size bedrooms and two bathrooms. Additional benefits include off street parking for three cars, triple glazed conservatory, spacious sunny rear garden with log cabin and insulated outhouse/utility, gas central heating (boiler annually serviced) and triple glazing in the lounge, kitchen, and three bedrooms. Elvington boasts a local primary school and an array of local amenities. It is surrounded by beautiful countryside and is just a 20 minute drive into the vibrant and historic city of Canterbury. There are mainline train stations within a 5 minute drive and there is a local bus service that runs to secondary schools in both Dover and Canterbury. For your chance to view call sole agents Burnap + Abel on 01304 279107.



## Porch

## Entrance Hall

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

## Bathroom

Corner bath, low level W.C., wash hand basin, radiator and double glazed window.

## Lounge

Laminate floor, radiator and triple glazed window.

## Kitchen

A mix of wall and base units, space for fridge freezer, dishwasher and Cuisinemaster Pro cooker. Radiator and triple glazed window.

## Conservatory

Triple glazed conservatory with lighting, power and electric radiator.

## First Floor Landing

Carpeted landing, loft hatch, over stairs cupboard, radiator and doors leading to;

## Bedroom One

Double bedroom with carpeted floor radiator and triple glazed window.

## Bedroom Two

Double bedroom with carpeted floor, radiator and triple glazed window.

## Bedroom Three

Generous size third bedroom with laminate floor, radiator and triple glazed window.

## Shower Room

Electric shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

## Outhouse/Utility

Insulated with lighting, power, space for washing machine, tumble dryer and freezer.

## Garden

A spacious and sunny rear garden with paved, decked and lawn areas. Log cabin and shed. Side access.

## Log Cabin

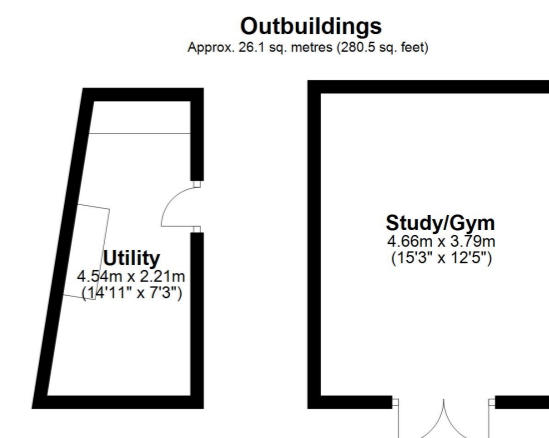
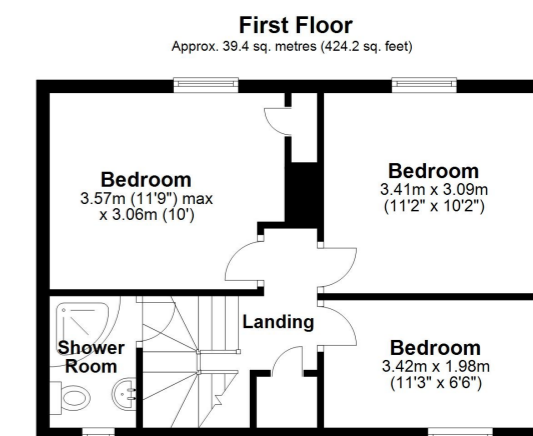
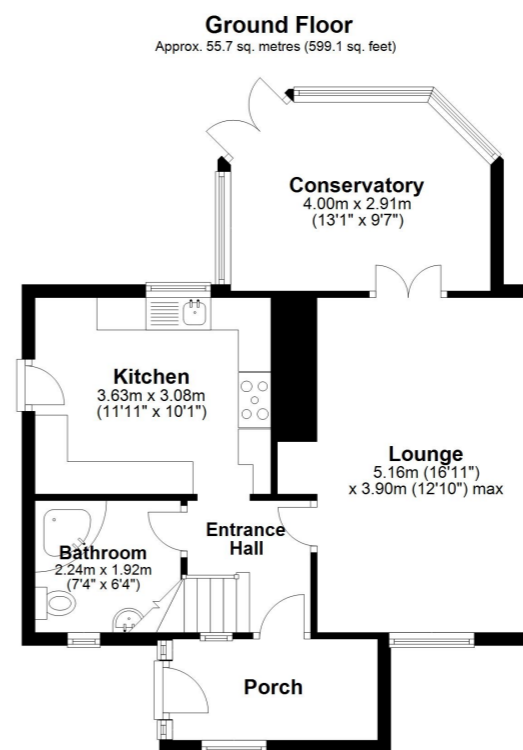
Lighting and power. Could be used as an office, games room, gym etc.

## Parking

Off street parking for up to three vehicles.

## Area Information

Situated in the popular village of Elvington, with several shops and a primary school; there is a good local bus service and close by is the main-line railway station at Shepherdswell, and from Dover Priory station is the fast link train to London St Pancras in 1 hour 10 minutes There are good access routes to the A2/M2 to Canterbury and London.



Total area: approx. 121.1 sq. metres (1303.8 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.

