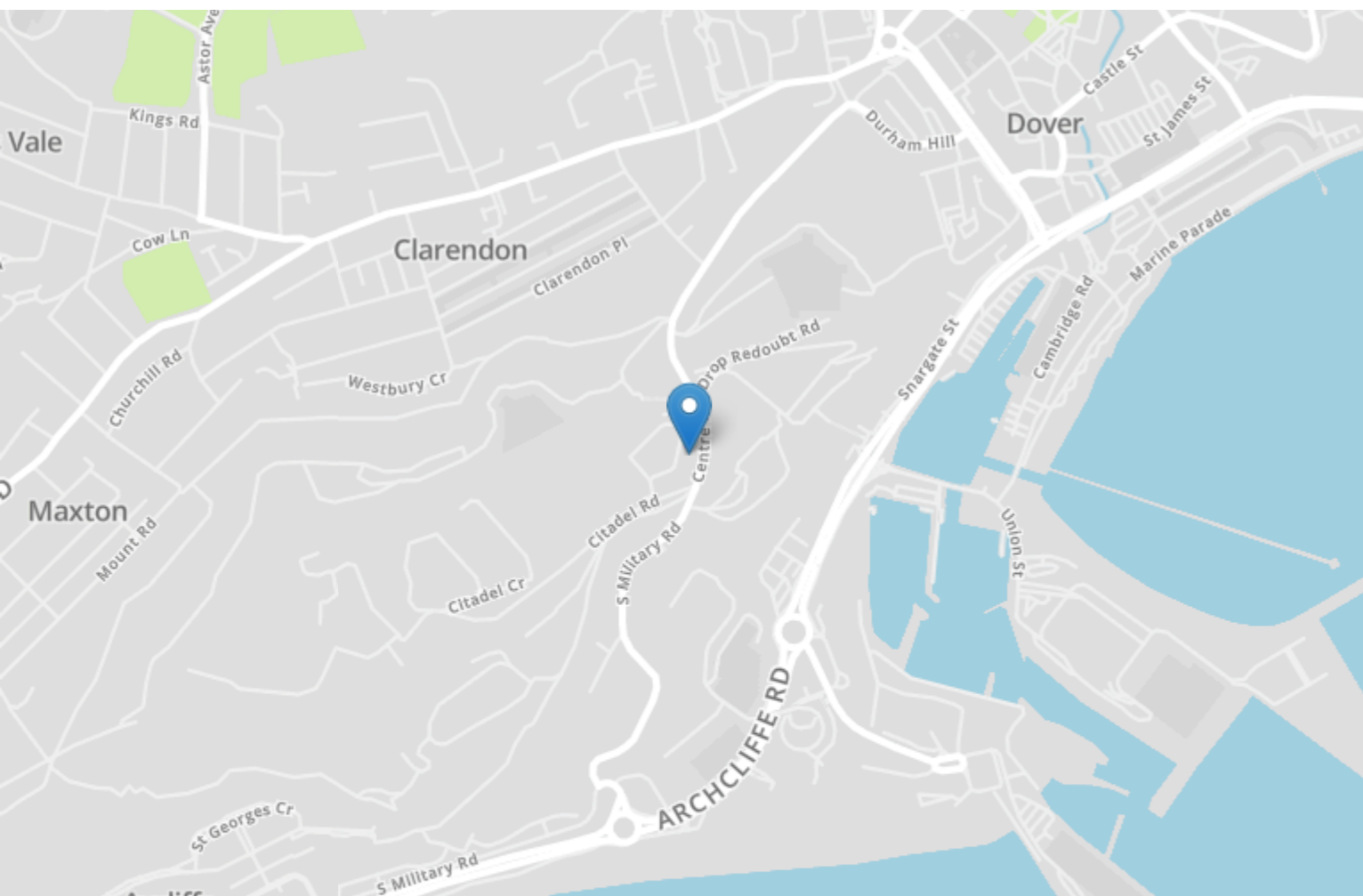


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



21 Knights Templars

Dover
CT17 9DX

£365,000 FREEHOLD

Draft Details...CHAIN FREE! Fabulous four bed semi detached Family Home | Wonderful Sea Views | Garage | Stunning Southerly Facing Rear Garden | Burnap + Abel are delighted to offer onto the market this beautiful four bed semi detached family home located in the highly sought after Knights Templar, Dover. The property is located on a quiet private road and the accommodation boasts a lounge with a multi fuel burner (swept in 2023), kitchen, four good size bedrooms and a family bathroom. Additional benefits include a garage En-Bloc, southerly facing rear garden offering wonderful sea views, downstairs W.C., utility room, conservatory/dining area, double glazing, gas central heating and NO ONWARD CHAIN. Set in the historic area of The Great Western Heights there are excellent access routes to the A20/M20 and also within walking distance is the Dover main-line railway station with the fast link train reaching St Pancras in just over an hour. There are some great walks all close-by especially the cliff top walks with splendid sea views. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Double glazed windows and radiator;

Entrance Hall

Tiled floor, radiator, under stairs storage cupboards, carpeted stairs to the first floor and doors leading to;

Lounge

15' 5" x 11' 2" (4.70m x 3.40m) A lovely lounge area with laminate floor, multi fuel burner (swept in 2023), radiator and double glazed window.

Bedroom Four / Study

12' 0" x 9' 7" (3.66m x 2.92m) Can be used as an extra bedroom or a study - Laminate floor, built in cupboards, radiator and double glazed doors to the garden.

Kitchen

9' 7" x 9' 6" (2.92m x 2.90m) A mix of wall and bas units, space for dishwasher. American style fridge freezer and rangemaster cooker will stay. Pantry.

Utility Room

7' 9" x 7' 7" (2.36m x 2.31m) Space for washing machine and dryer. Wall mounted boiler and radiator. Double glazed window.

W.C.

Low level W.C., sink and frosted double glazed window.

Conservatory/Dining Room

17' 7" x 9' 5" (5.36m x 2.87m) Sea views!! Double glazed windows and double glazed doors to the garden, radiators, tiled floor and space for fridge.

First Floor Landing

Carpeted stairs, carpeted landing, double glazed window, radiator, loft hatch (loft ladder, part boarded and insulation) and doors leading to;

Bedroom One

11' 11" x 11' 2" (3.63m x 3.40m) A large double bedroom with carpeted floor, fitted wardrobes, radiator and double glazed window.

Bedroom Two

12' 8" x 9' 7" (3.86m x 2.92m) Double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Three

10' 0" x 7' 5" (3.05m x 2.26m) A good size third bedroom with carpeted floor, over stair cupboard space, radiator and double glazed window.

Shower Room

9' 3" x 6' 0" (2.82m x 1.83m) Shower cubicle with electric power shower, low level W.C., wash hand basin, radiator, airing cupboard and a frosted double glazed window.

Garden

A lovely sunny rear garden boasting beautiful sea views! Fantastic outside space to entertain family and friends with those Summer BBQs. Paved seating and shingle areas, plants and shrubs, brick built BBQ. Outside taps in both the front and rear gardens.

Garage

The property is being sold with a garage En-Bloc

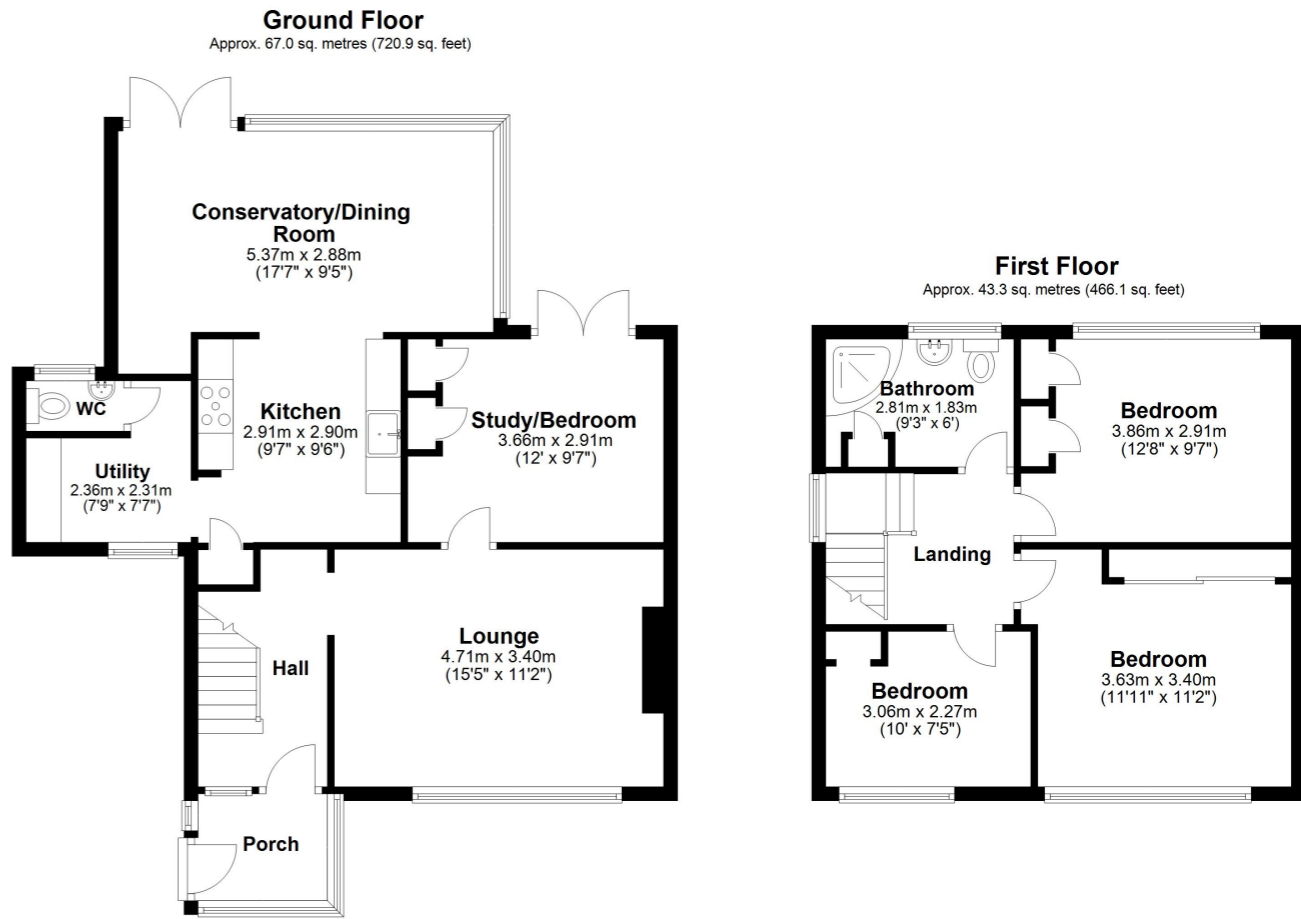
Area Information

Knights Templar is accessed via a private road, where street parking is available. The house looks onto the large open communal green to the front. Residents of Knights Templar often use this area for party like celebrations.

The area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. There are some delightful countryside and clifftop walks close by.

Service Charge

The Vendors has advised that they pay approximately £29.00 per year to the Dover council for the upkeep of the grass communal area.



Total area: approx. 110.3 sq. metres (1187.0 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.

