

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C	70	
(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	



14 Rose Gardens

EYTHORNE, Dover
CT15 4BS

£325,000 FREEHOLD

Draft Details...Price Range £325,000 - £350,000 | Beautiful Three Bed Semi Detached Family Home | Garage + Off Street Parking | Highly Sought After Village Location | Burnap + Abel are delighted to offer onto the market this fabulous three bed semi detached house situated in the highly sought after Rose Gardens, Eythorne, Dover. The property is in wonderful condition throughout and the accommodation boasts a spacious light and airy lounge, modern fitted kitchen / dining room, three bedrooms and a modern bathroom. Additional benefits include a lovely rear garden which has a patio area that has been re-landscaped and laid to lawn, garage and off road parking, Office / Gym (garage conversion) double glazing and gas central heating. The semi-rural village of Eythorne is just so convenient for access to both the historic seaside town of Dover as well as the Cathedral City of Canterbury. For families there is a park around the corner for the children to go and play, great woodland walks for the adults in and around the village as well as a vintage railway station. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

16' 6" x 13' 0" (5.03m x 3.96m)

Kitchen / Dining Room

16' 3" x 10' 5" (4.95m x 3.17m)

Bedroom One

12' 5" x 9' 0" (3.78m x 2.74m)

Bedroom Two

11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

Bathroom

10' 9" x 5' 9" (3.28m x 1.75m)

Garden

A beautiful landscaped rear garden - Ideal for entertaining family and friends. Paved and lawn areas.

Garage & Off Street Parking

8' 1" x 7' 11" (2.46m x 2.41m)

Office / Gym

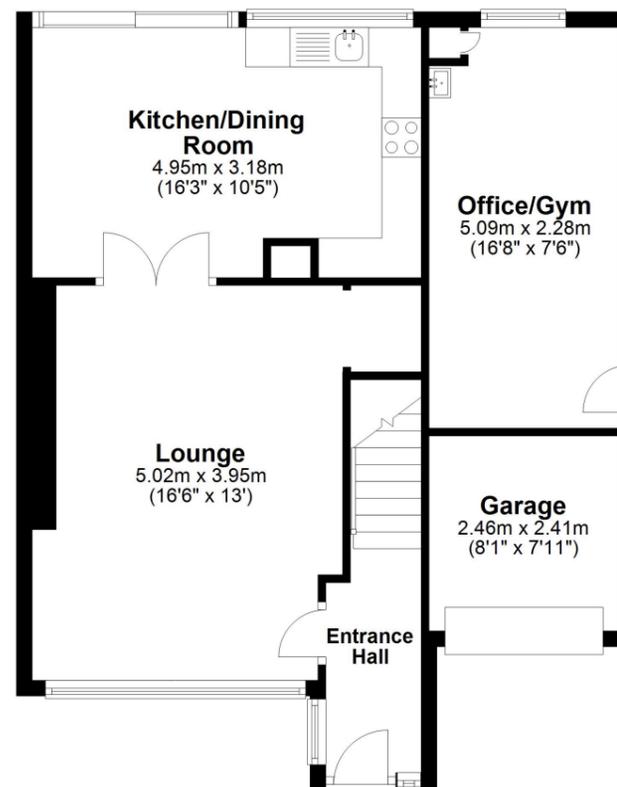
16' 8" x 7' 6" (5.08m x 2.29m)

Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighbored by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.

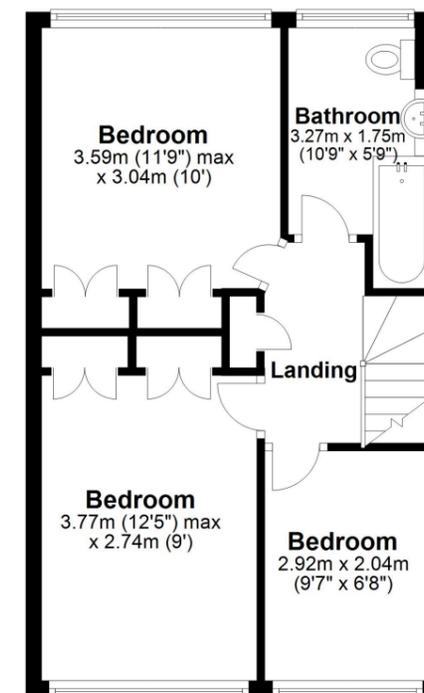
Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 96.7 sq. metres (1041.0 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.

