



the voice of experience



16 Knights Templars , Dover CT17 9DX

- IDEAL FAMILY HOME
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- CHAIN FREE
- TWO PARKING SPACES
- ENERGY RATING - D (67)



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To arrange a viewing please call 01304 246111



THIS SEMI-DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME. The property is in good order and offers on the ground floor a lounge, dining room, conservatory, kitchen, utility area and WC. On the first floor are three bedrooms and shower room. The property further benefits from double glazing and gas central heating.

To the outside are front and pleasant rear gardens. Two parking spaces to front.

An early viewing is highly recommended on this chain free property.

The property is in a small select development, in a conservation area, Situated 15 minute walk to town centre but you feel you could be living in the countryside. Set in the historic area of The Great Western Heights there are excellent access routes to the A20/M20 and also 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. Also on the local bus route.

Dover town offers a range of shops along the High Street, and even more tempting shops and restaurants in St James shopping area. Within the area there is a good range of primary and secondary schools including the Dover Boys & Girls Grammar Schools.

Knights Templar is accessed via a private road. 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 Vendor has advised they pay approx. £31.00 per year for the upkeep of the communal area.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GRIUND FLOOR

Double glazed front door opening to entrance porch.

Entrance Porch

Double glazed windows to front and side. Double glazed door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to lounge and kitchen.

Lounge

15'5 x 11'3 (4.70m x 3.43m)

Double glazed window to front. Radiator. Fireplace with tiled surround and gas fire. Door to dining room.

Dining Room

11'9 x 9'5 (3.58m x 2.87m)

Double glazed patio doors opening to conservatory. Radiator. Door to kitchen.

Conservatory

9' x 8' (2.74m x 2.44m)

Double glazed windows to side and rear. Double glazed patio door opening to garden. Radiator.

Kitchen

9'8 x 9'4 (2.95m x 2.84m)

Fitted with a range of worktop base and wall units. Integrated dishwasher. Space for cooker and

fridge/freezer. Larder cupboard. Double glazed window to rear. Radiator. Doors to entrance hall and utility area.

Utility Area

Space for washing machine and tumble dryer. Radiator. Double glazed doors to front and rear access. Door to WC.

WC

Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window to side. Loft access with pull down ladder. Loft is partly boarded. Doors to bedrooms and shower room.

Bedroom 1

11'9 x 11'4 (3.58m x 3.45m)

Double glazed window to front. Radiator.

Bedroom 2

12'7 x 9'6 (3.84m x 2.90m)

Double glazed window to rear. Radiator. Built in wardrobes with mirrored sliding doors.

Bedroom 3

10' max x 7'5 (3.05m max x 2.26m)

Double glazed window to front. Radiator. Storage cupboard.



Shower Room

9'2 x 5'7 (2.79m x 1.70m)

Low level WC and wash basin. Shower cubicle. Radiator. Frosted double glazed window to rear. Airing cupboard with boiler and water cylinder.

OUTSIDE

Front Garden - Slate/shingle area. Borders around with various plants and shrubs.

Rear Garden - Patio area. with a couple of steps down to lawn area. Rear patio area. There are various borders with a good range of plants and shrubs. High level large planter. Tap. Shed. Greenhouse.

The vendor has advised that the property comes with two parking spaces directly out the front of the property.

Energy Rating - D (67)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111
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