



*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)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



**www.tersons.com**  
29 Castle Street, Dover, Kent, CT16 IPT



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.

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):-

#### GROUND 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.

#### NOTE

We have been advised that the owner is open to an offer.

Energy Rating - D (67)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111  
www.tersons.com

