



**£270,000**

**85 Templeside, Temple Ewell, Dover CT16 3BD**

DRAFT DETAILS. THIS SEMI-DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors, on the ground floor there is a lounge, dining room, kitchen and WC. On the first floor are three bedrooms and a bathroom. Benefits include double glazing and gas central heating. The property does require some updating.

To the outside there are front & rear gardens and off road parking.

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

- **IDEAL FAMILY HOME**
- **THREE BEDROOMS**
- **SOME UPDATING REQUIRED**
- **CHAIN FREE**
- **DRIVEWAY & GARDENS**
- **ENERGY RATING - TBC**

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.

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This property is situated in the popular village of Temple Ewell, which is a short drive from Dover town centre, and there are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Temple Ewell has a local shop, public house, and a well regarded primary school. Close by are the public gardens at Kearsney Abbey. The main-line railway station at Kearsney is within walking distance. From Dover Priory station you can catch the fast train to London St Pancras in an hour and five minutes.

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

#### GROUND FLOOR

Front door opening to entrance hall.

#### Entrance Hall

Double glazed window to front. Radiator. Stairs to first floors. Doors to all rooms.

#### Lounge

11'8 x 11'6 (3.56m x 3.51m)

Double glazed window to front. Radiator. Wall mounted gas fire with back boiler.

#### Dining Room

12'1 x 8'8 (3.68m x 2.64m)

Double glazed patio door opening to rear garden. Radiator. Serving hatch to kitchen.

#### Kitchen

9'9 x 9' (2.97m x 2.74m)

Fitted with worktop and base unit. Space for cooker, washing machine and fridge/freezer. Double glazed window to rear and door to side access. Cupboard containing electric meter and further storage cupboard.

#### WC

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

#### FIRST FLOOR

#### Landing

Double glazed window to side. Radiator. Loft access. Doors to bedrooms and bathroom.

#### Bedroom 1

11'9 x 11'6 (3.58m x 3.51m)

Double glazed window to front. Large walk in storage cupboard with water cylinder.

#### Bedroom 2

11'6 x 9'9 (3.51m x 2.97m)

Double glazed window to rear. Radiator. Storage cupboard.

#### Bedroom 3

8'8 max x 7'1 (2.64m max x 2.16m)

Double glazed window to front. Radiator. Storage cupboard.

#### Bathroom

7'1 x 5'9 (2.16m x 1.75m)

Panelled bath with a shower attachment over. Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

#### OUTSIDE

Front garden - laid to lawn. Driveway for off road parking for a number of cars leading to the garage.

Garage -

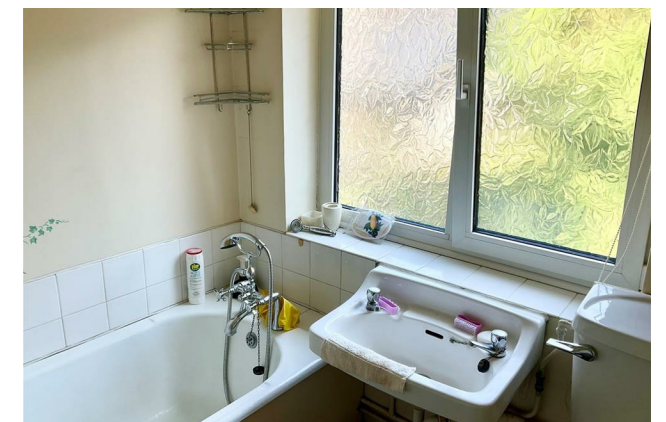
Rear garden - Currently overgrown.

Energy Rating - TBC

Floorplan to follow.

Council Tax - Band C

Viewing



Strictly by arrangement with the agents, Tersons  
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