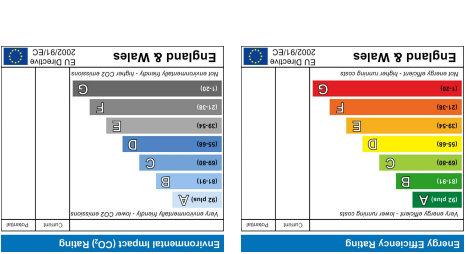


www.milesandbarr.co.uk/referral-free-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



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The Property Ombudsman

Relocation Network

ARLA
Association of Residential Letting Agents

NAEA
National Association of Estate Agents

9 KNIGHTS TEMPLARS DOVER

miles & barr

**9 KNIGHTS TEMPLARS
DOVER**

£200,000

- Well proportioned family home
- Popular Cul-de-sac Location
- Dining Room & Kitchen
- Lounge
- Three Bedrooms
- Family Bathroom
- Well Presented Rear Garden
- No Onward Chain

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

In 2018, a six screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James Retail Park. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town.

ABOUT

CLOSE TO TOWN WITH A RURAL FEEL. A family residence located within The Great Western Heights, a prime location to enjoy wondrous coastal walks and a moments distance to some commanding views towards the sea and across the town of Dover.

The delightful semi-detached property offers accommodation boasting: an entrance porch, hallway with doors leading to the kitchen, dining room which could surely form the hub for family living and lounge. From the kitchen area is a utility and the added benefit of a downstairs WC. Upstairs: There are two double bedrooms, one single bedroom and a family bathroom. Outside the rear garden has a large patio seating area which is a perfect for entertaining, opening to a mainly lawned area .

The property also has a large open communal green area to the front and is offered with no onward chain making this a property that must be viewed to be appreciated.

DESCRIPTION

Entrance
Porch 6'1 x 4'11 (1.85m x 1.50m)
Living Room 15'3 x 11'3 (4.65m x 3.43m)
Dining Room 12'0 x 9'3 (3.66m x 2.82m)
Kitchen 9'5 x 9'9 (2.87m x 2.97m)
Utility 7'8 x 7'5 (2.34m x 2.26m)
Downstairs Toilet 4'6 x 2'4 (1.37m x 0.71m)
Hall 11'6 x 6'5 (3.51m x 1.96m)
Landing 7'2 x 9'1 (2.18m x 2.77m)
Bedroom One 11'9 x 11'9 (3.58m x 3.58m)
Bedroom Two 9'9 x 12'8 (2.97m x 3.86m)
Bedroom Three 10'1 x 7'6 (3.07m x 2.29m)
Upstairs Toilet

