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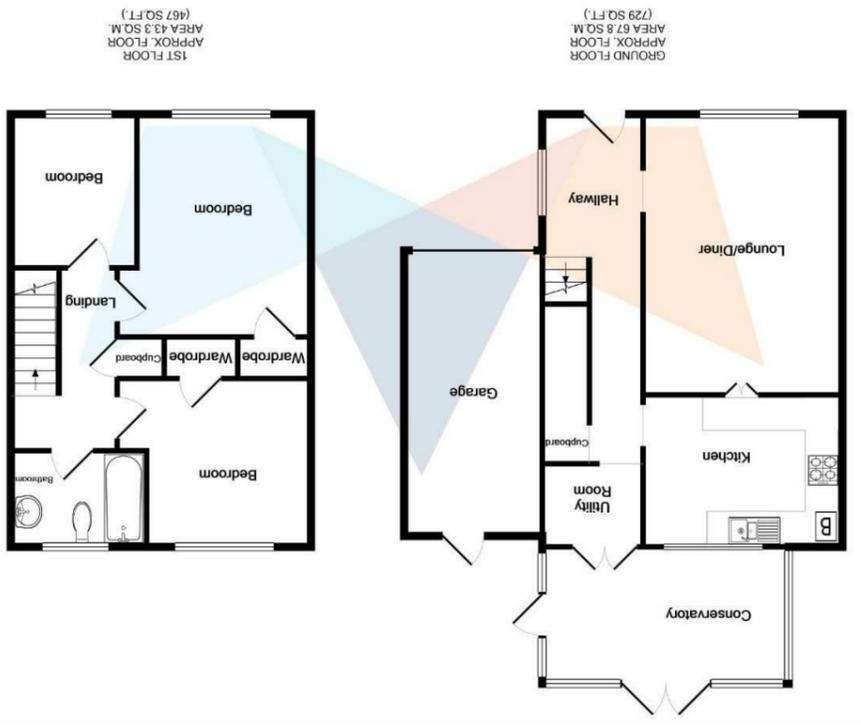
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Decent energy efficiency - lower running costs	C (51-60)
Decent energy efficiency - higher running costs	D (41-50)
Low energy efficiency - higher running costs	E (31-40)
Low energy efficiency - higher running costs	F (21-30)
Very low energy efficiency - higher running costs	G (1-20)
Current	71
Possible	86

TOTAL APPROX. FLOOR AREA 111.1 SQ.M. (1196 SQ.FT.)
Made with Hareoka 6/20

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**2 FORGE CLOSE
EYTHORNE**



**2 FORGE CLOSE
EYTHORNE**

£300,000

- Great location
- Semi detached
- Perfect family home
- Garage
- Off road parking
- Private Garden

LOCATION

Eythorne is a small rural village, located nearly seven miles from Dover town. Many of its residents commute to work in Dover or in Canterbury and is on hand for the main A256 commuting road to Thanet. There are regular buses to Dover and Canterbury which is approximately thirteen miles away, there is also a railway station three miles away at the nearby village of Shepherdswell where trains operate between Dover and London to both St Pancras and Victoria stations via Canterbury. Eythorne has a public house, convenience store, a historic Baptist Church and on the East Kent Railway (a heritage railway). Nearby Eythorne Elvington Community Primary school serves one hundred and four pupils from school years one to six.

ABOUT

Well positioned in a cul-de-sac on the edge of this small sought after development, makes this generous size and well presented semi detached property the perfect family home, which provides a spacious and practical two level layout for maximum family comfort.

Internally there is a welcoming hall that leads into: a generous size lounge to the front and to the rear is the fitted kitchen with a wide range of matching wall and base units, which gives further access to conservatory that over looks to rear garden. Upstairs, to the first floor are three bedrooms and the quality family bathroom.

Externally, the property is further enhanced by a private rear garden, which has established plant bed borders, decked seating area and the added benefit of a fully equipped summer house. To the front is off road parking and there is a garage.

For accompanied viewings please call Miles and Barr who are acting as sole agents.

DESCRIPTION

Entrance

Hallway

Lounge 52'10" x 36'5" (16.11 x 11.10)

Kitchen 36'5" x 32'5" (11.10 x 9.9)

Conservatory 52'5" x 29'2" (16.0 x 8.9)

First Floor

Bedroom One 43'11" x 32'9" (13.4 x 10.)

Bedroom Two 38'4" x 32'5" (11.7 x 9.9)

Bedroom Three 30'2" x 24'11" (9.2 x 7.6)

Bathroom 26'10" x 17'4" (8.2 x 5.3)

External

Rear Garden

