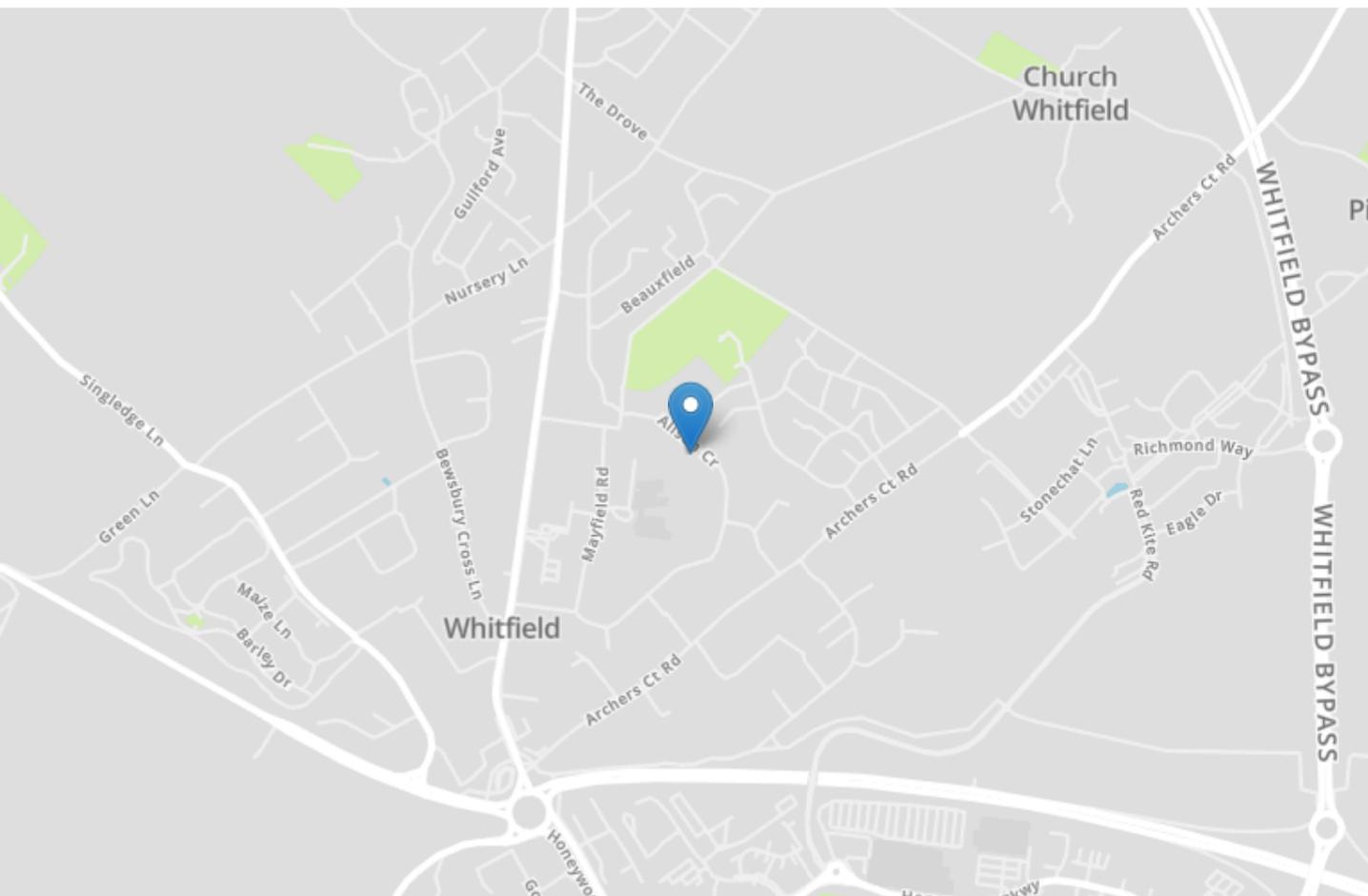


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

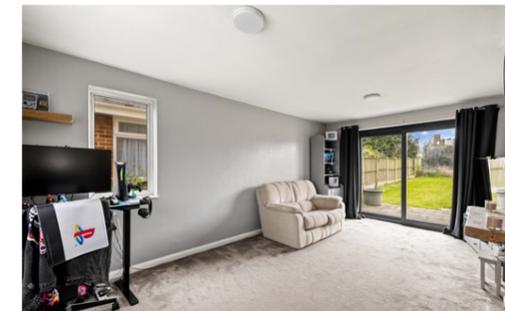


74 Alison Crescent

WHITFIELD, Dover
CT16 3LP

£350,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £350,000 - £360,000 | Lovely Two-Bedroom Detached Bungalow | Sought-After Whitfield Location | Large Sunny Garden & Potential to Extend (STPP) Situated in the highly desirable Alison Crescent, Whitfield, Dover, this fabulous two-bedroom detached bungalow offers spacious accommodation, excellent potential, and a prime residential setting. The property boasts two generous double bedrooms, a spacious lounge/dining room, a well-appointed kitchen, and a family bathroom, making it ideal for a range of buyers. Externally, the home benefits from a large, sunny rear garden, offering fantastic potential to extend to the side and rear (subject to obtaining the necessary planning permissions). This makes it an excellent opportunity for those looking to enhance and add value. Further benefits include double glazing, gas central heating with a boiler installed in 2021 (annually serviced, as advised by the vendor), as well as a garage and off-road parking. The property is conveniently located within close proximity to local schools, shops, and amenities, making it a highly practical and appealing home. This is a fantastic opportunity to acquire a detached bungalow in a sought-after location with scope to improve, and early viewing is highly recommended. Call Burnap & Abel on 01304 279107 to arrange access.



Lounge/Dining Room

18' 7" x 11' 5" (5.66m x 3.48m)

Kitchen

11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom One

12' 0" x 10' 6" (3.66m x 3.20m)

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.57m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Garden**Garage & Off Street Parking**

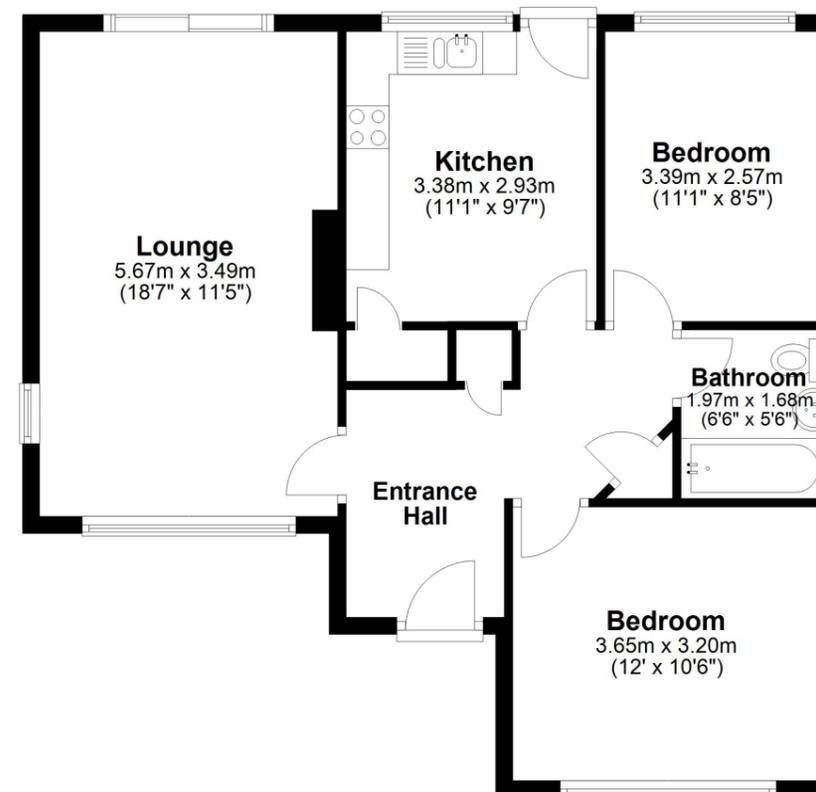
16' 4" x 8' 4" (4.98m x 2.54m)

Area Information

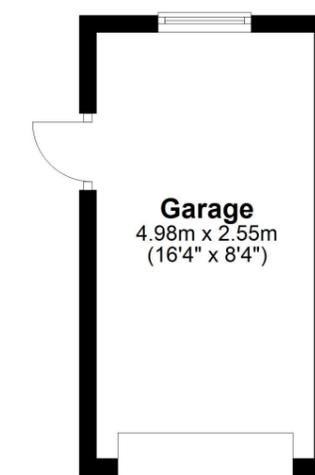
Whitfield is one of the more sought after locations in the area and offers an array of amenities, including a local shop and post office, pub, recreation ground, excellent bus routes and business park with Tesco superstore. Access to neighbouring towns and cities can also be accessed by the A20 or even through the scenic Alkham Valley towards Folkestone.

Ground Floor

Approx. 65.7 sq. metres (706.9 sq. feet)

**Outbuilding**

Approx. 12.7 sq. metres (136.8 sq. feet)



Total area: approx. 78.4 sq. metres (843.7 sq. feet)

