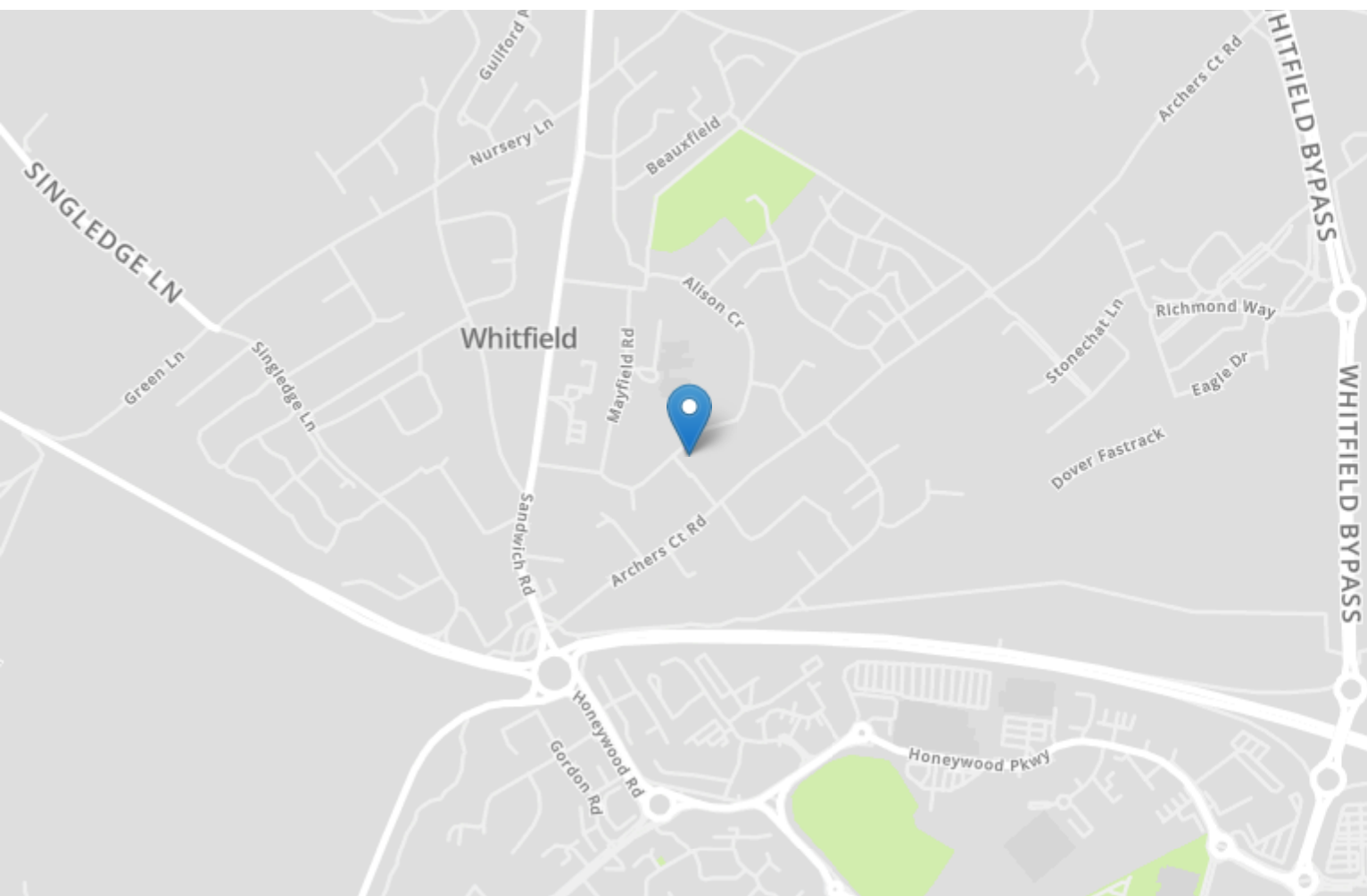


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



21 Alison Crescent

WHITFIELD, Dover
CT16 3LN

£325,000 FREEHOLD

Draft Details... No Onward Chain | Semi-Detached Bungalow | Garage | Conservatory | Off Road Parking for 2 Cars... Burnap + Abel are delighted to offer onto the market this fantastic two bedroom semi-detached bungalow, situated in the popular village of Whitfield, Dover. In our opinion the property is in good decorative order throughout and offers two double bedrooms, a generously sized lounge/diner, spacious kitchen, shower room, conservatory, front and rear gardens, off road parking and a converted garage with insulation, lighting and power. Additional benefits include double glazing, gas central heating and NO ONWARD CHAIN. The property is located on a highly sort after residential road with easy access to supermarkets, local schools, a doctors surgery and many more amenities within the village and Whitfield Industrial Estate. Local bus stops are just a short walk away and the village offers plenty of routes out of the area to surrounding nearby country pubs as well as a short drive/bus journey up the A2 to the famous walled City Centre of Canterbury. There is also easy access to the A20 leading to London. For your chance to view, please call sole agents Burnap + Abel now on 01304 279107.



Porch

Entrance Hall

Front door leading to porch with wooden internal door entering into spacious hallway with tiled flooring, two storage cupboards and a radiator.

Lounge

5.34m x 3.46m (17'6" x 11'4"). Carpeted flooring, large double glazed window, radiator. Sliding double glazed door leading to rear garden.

Bedroom One

3.58m x 3.14m (11'9" x 10'4"). Spacious bedroom with carpeted flooring, radiator, double glazed window.

Bedroom Two

2.61m x 2.59m (8'7" x 8'6"). Currently being used as an office. The room is suitable for a double bed and is fitted with carpeted flooring, radiator and double glazed window.

Shower Room

2.42m x 1.66m (7'11" x 5'5"). Shower cubicle, low level W.C., hand wash basin, heated towel rail, tiled walls and flooring, double glazed frosted window.

Kitchen

3.10m x 2.91m (10'2" x 9'7"). A mix of wall and base units with cooker hood. Space for a range cooker and an under counter fridge or freezer. Loft access, tiled flooring, double glazed window. Rear door leading to;

Conservatory

3.08m x 1.68m (10'1" x 5'6"). Tiled flooring and space of a washing machine and dishwasher. French doors leading to;

Rear Garden

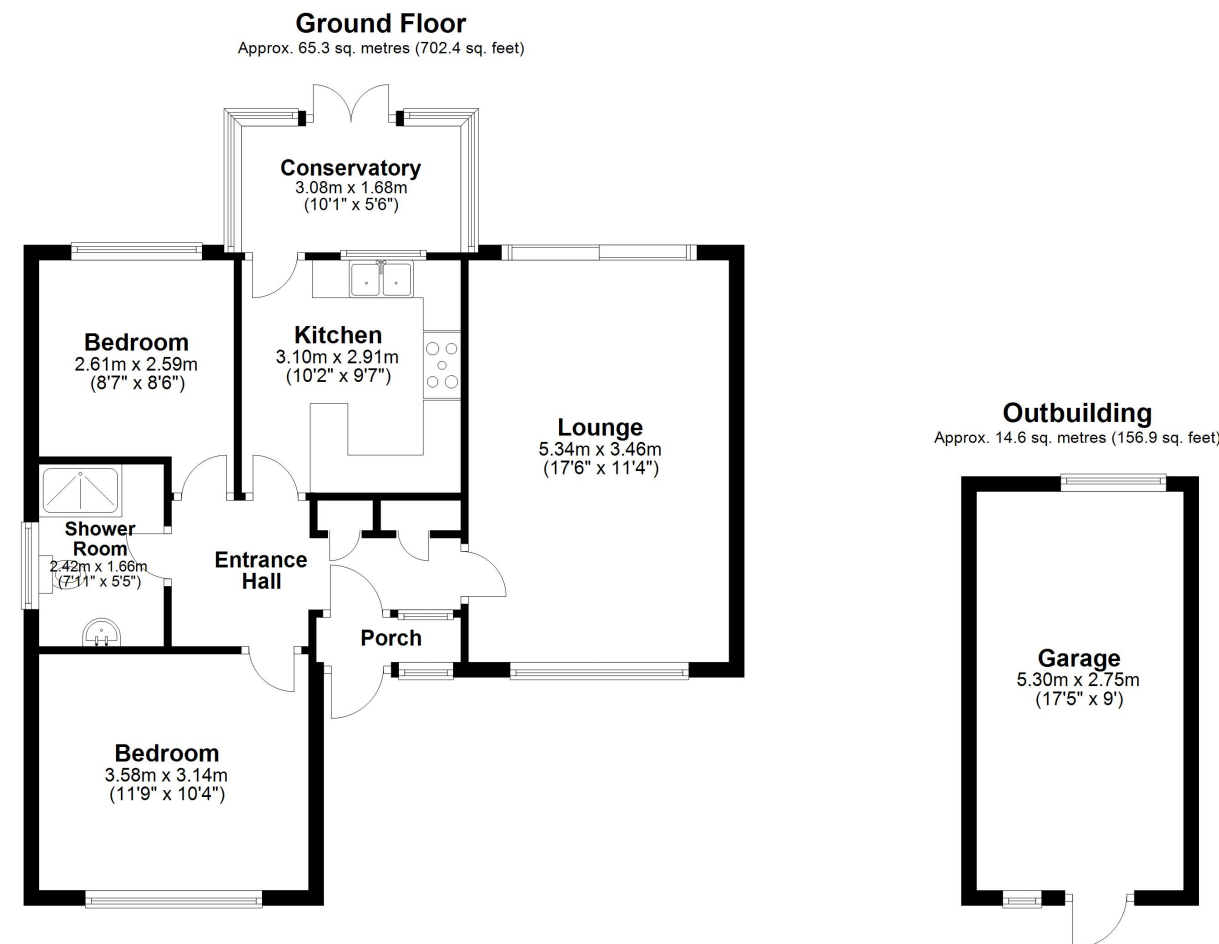
Sunny south-easterly facing rear garden with patio and pathway leading to fish pond, green house, vegetable patch. The garden also consists of lawn, multiple plant beds, and side access.

Front Garden

Off road parking for two cars, fenced garden area with plant beds and pathway leading to front door. Driveway leading to;

Garage

5.30m x 2.75m (17'5" x 9'). Converted insulated single garage with electric and power.



Total area: approx. 79.8 sq. metres (859.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

