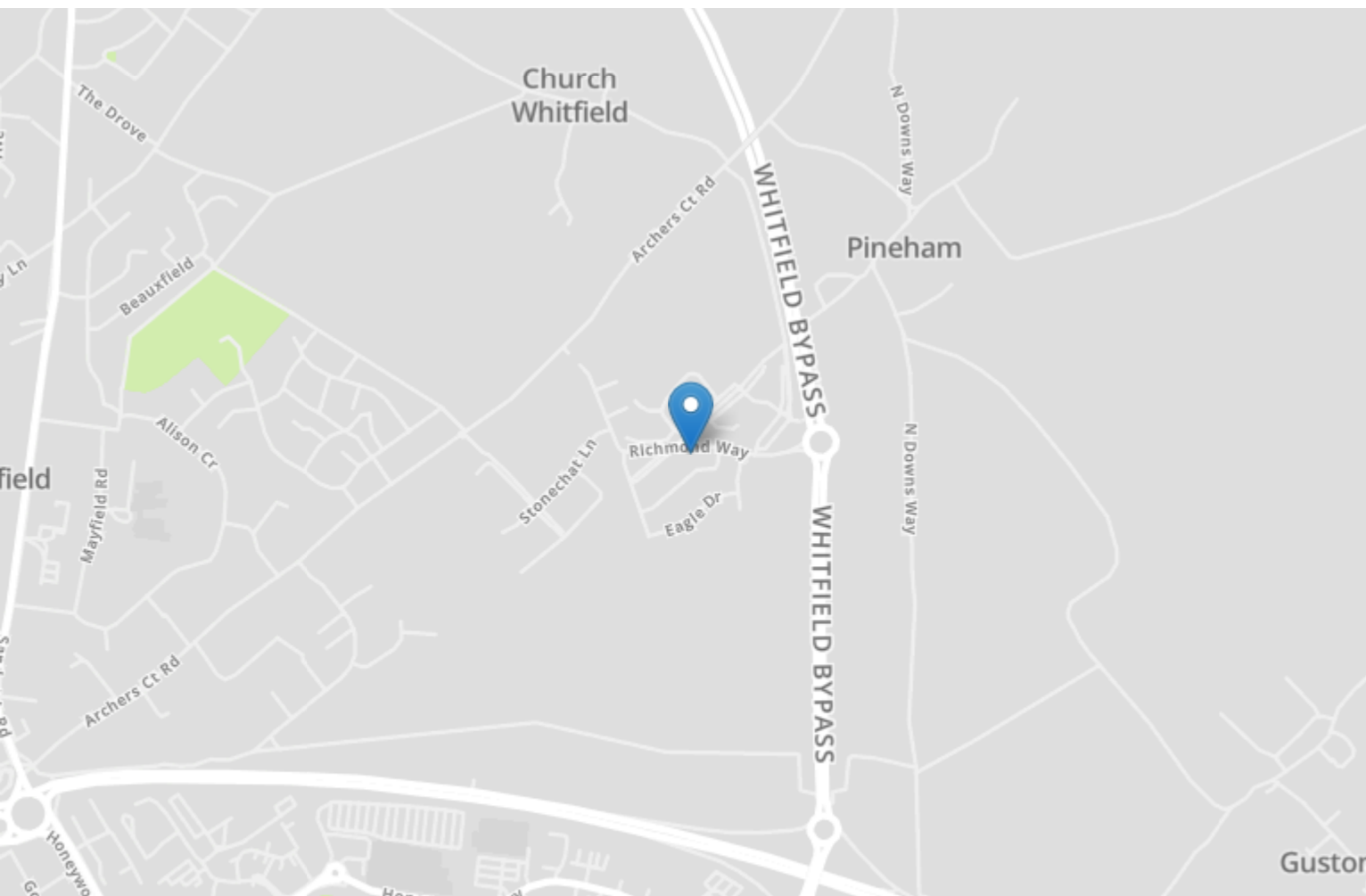


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



5 Richmond Way

WHITFIELD, Dover
CT16 3FL

£275,000 FREEHOLD

Draft Details... Beautiful Two Bed Semi Detached House | Parking For Two Cars | En Suite | Downstairs W.C. | Building Warranty Remaining | Burnap + Abel are delighted to offer onto the market this fabulous two bed semi detached house located in the highly sought after Richmond Way, Whitfield, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, spacious kitchen/diner, two double bedrooms and a bathroom. Additional benefits include off street parking for two cars, a sunny rear garden with rear and side access, en suite, downstairs W.C., double glazing and gas central heating. These homes were incredibly sought after when the opportunity to buy them brand new presented itself, and with the expansion and popularity of Whitfield increasing further, they still remain very much in-demand. On top of the property itself being desirable, Whitfield as a location offers fantastic accessibility to surrounding areas such as Canterbury, Folkestone, Sandwich and Deal; and beyond with rail links close by offering regular connections to London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Radiator, under stair storage cupboard and doors leading to;

W.C.

Low level W.C., wash hand basin and radiator.

Lounge

16' 9" x 9' 9" (5.11m x 2.97m) Laminate floor, radiator, double glazed window and door to the garden.

Kitchen/Diner

13' 4" x 9' 9" (4.06m x 2.97m) A mix of wall and base units, integrated fridge freezer, dishwasher, washing machine, oven and hob. Space for table and chairs, radiator and double glazed window.

First Floor

Carpeted stairs, carpeted landing, loft hatch, cupboard with boiler and doors leading to;

Bedroom One

16' 9" x 9' 4" (5.11m x 2.84m) Large double bedroom with carpeted floor, cupboard space, radiator and double glazed windows.

En Suite

Shower, low level W.C., wash hand basin, heated towel rail and extractor fan.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m) Bath, low level W.C., wash hand basin and frosted double glazed window.

Garden

Low maintenance rear garden with decked and paved areas. Shed, rear and side access.

Off Street Parking

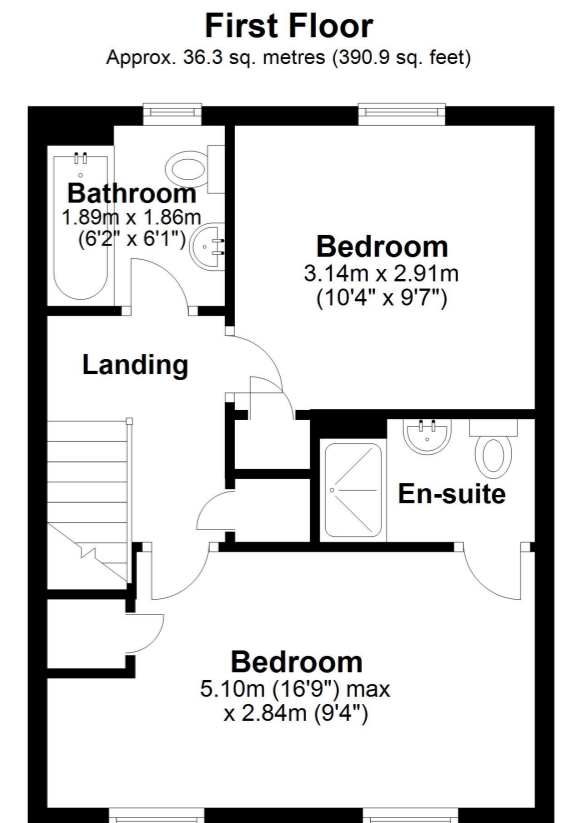
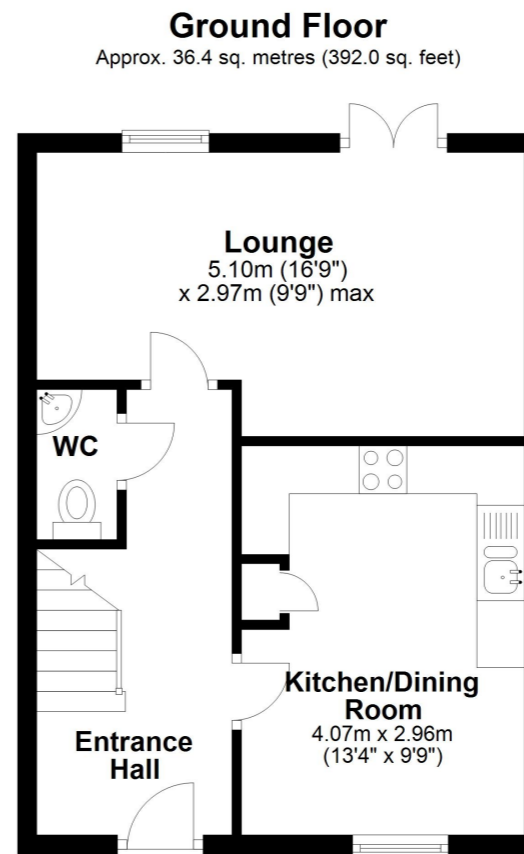
At the rear of the property is parking for two cars.

Service Charge

The vendor has informed us that they pay approximately £265 per annum.

Area Information

Richmond Way is located on the new and much sought-after development of Richmond Park, located on the edge of the popular village of Whitfield, which offers a small shopping parade of local shops/ post office and general store and take away restaurants, White Cliffs business park is about half a mile away as is the Cinque Port Town of Dover, the historical City of Canterbury lies about 16 miles away which offer excellent shopping centre many historical interests, Other popular neighbouring towns such as Deal and Sandwich are all easy within easy reach.



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.

