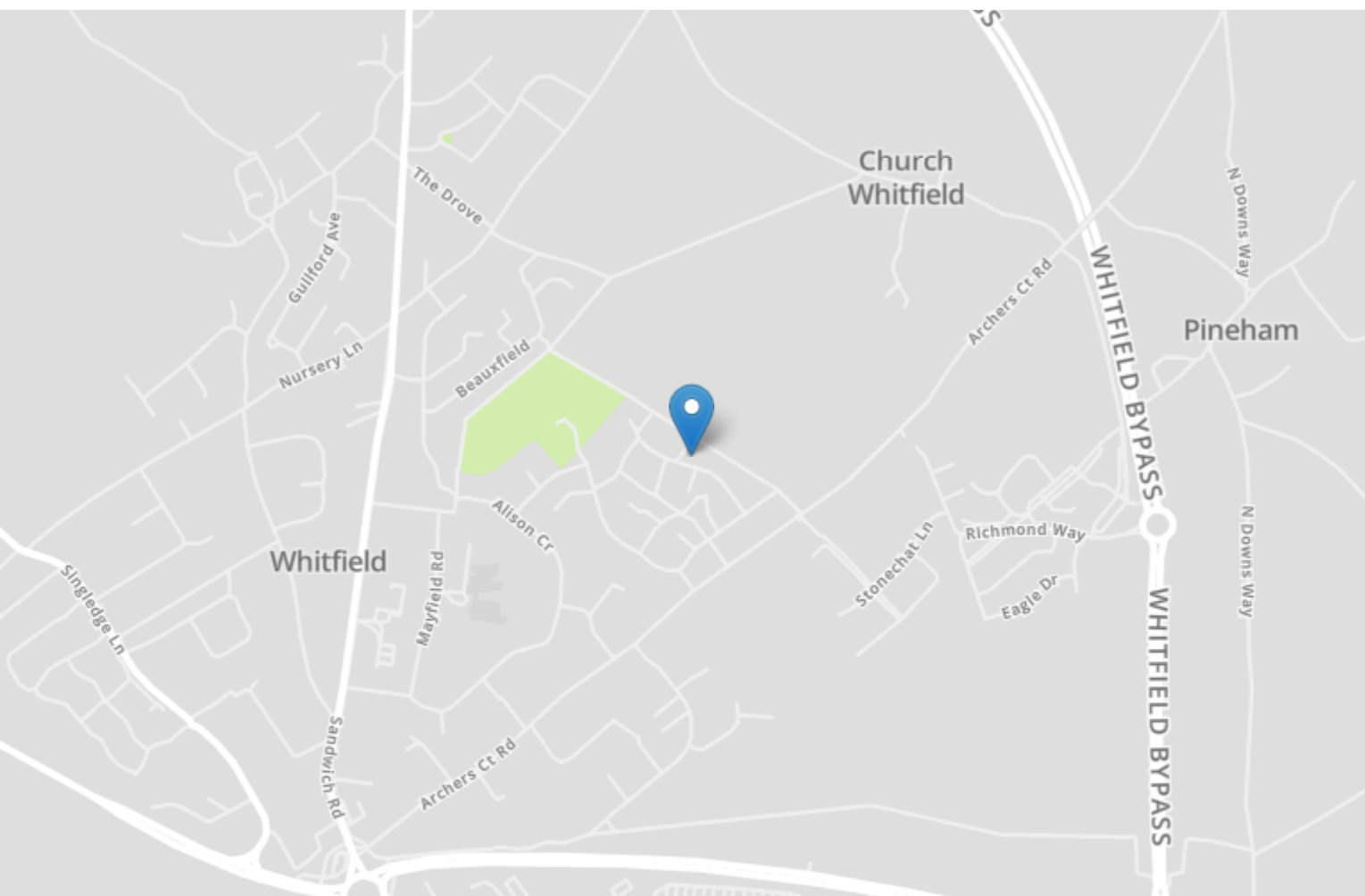


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



20 Farncombe Way

WHITFIELD, Dover
CT16 3NT

£299,950 FREEHOLD

Draft Details...Beautiful Three Bed Semi Detached House | Garage & Off Street Parking | Ideal For A Growing Family | Burnap + Abel are delighted to offer onto the market this wonderfully three bedroom semi detached house located in the highly sought after Farncombe Way, Whitfield, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, dining area, kitchen, three bedrooms and a family bathroom. Additional benefits include a garage and off street parking, sunny rear garden, double glazing and gas central heating. Farncombe Way is situated in the locally known older side of Whitfield. The village sits on the cusp of the historic seaside town of Dover and offers excellent links to both Dover ferry port and well as the A2 into London. The area has seen much devolvement over the years and there is plenty more still to come with the nearby sports complex leisure centre as well as many multi main chain supermarkets and a primary and secondary school. There is also easy access to Dover's high speed rail link into St Pancras, London, as well as the nearby Kearsney train station. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

15' 3" x 14' 4" (4.65m x 4.37m) Laminate floor, understairs storage cupboard, radiators and double glazed window.

Dining Room

10' 0" x 7' 8" (3.05m x 2.34m) Space for table chairs, radiator and double glazed doors to garden.

Kitchen

10' 6" x 7' 2" (3.20m x 2.18m) A mix of wall and base units, space for fridge freezer, dishwasher and washing machine. Integrated oven/hob and double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, airing cupboard, loft hatch (boiler is in the loft) and doors leading to;

Bedroom One

13' 4" x 9' 1" (4.06m x 2.77m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m) Laminate floor, radiator and double glazed window.

Bedroom Three

7' 7" x 6' 9" (2.31m x 2.06m) Laminate floor, over stair cupboard, radiator and double glazed window.

Bathroom

6' 4" x 6' 3" (1.93m x 1.91m) Modern bathroom with low level W.C., wash hand basin, bath with overhead shower, heated towel rail and frosted double glazed window.

Garden

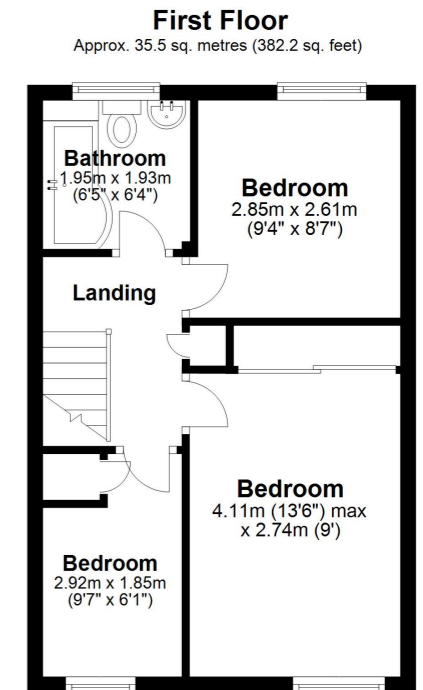
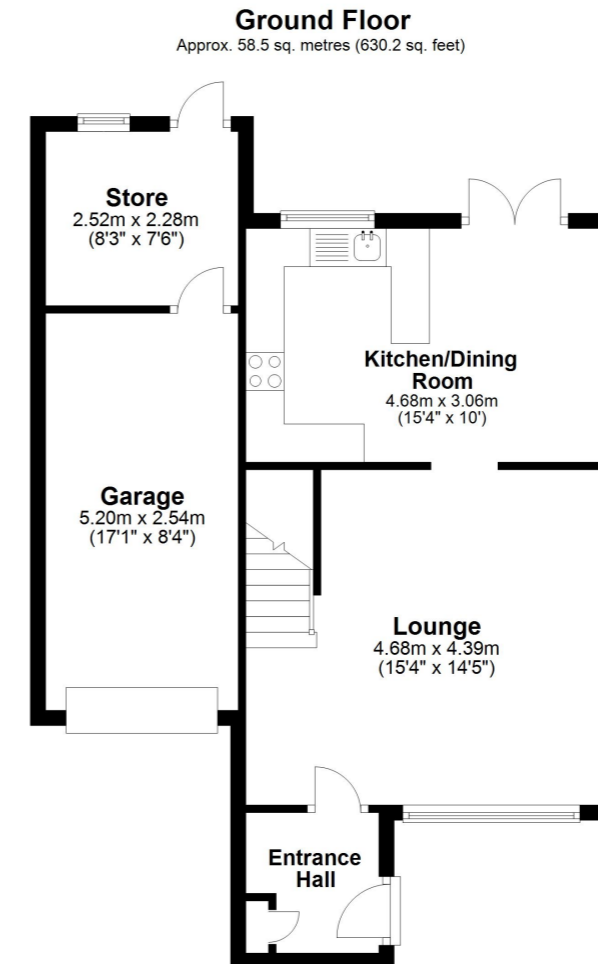
A sunny rear garden backing onto fields. Paves and lawn areas. Access to the garage.

Garage & Off Road Parking

Garage with lighting and power. Off street parking for three cars.

Area Information

Whitfield is a popular village conveniently situated for easy access to the coastal port of Dover with its Docks, seafront and regular crossings to the Continent and easy drive via the A2 main dual carriageway to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. The property is on a main bus route and the nearby Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International.



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.

