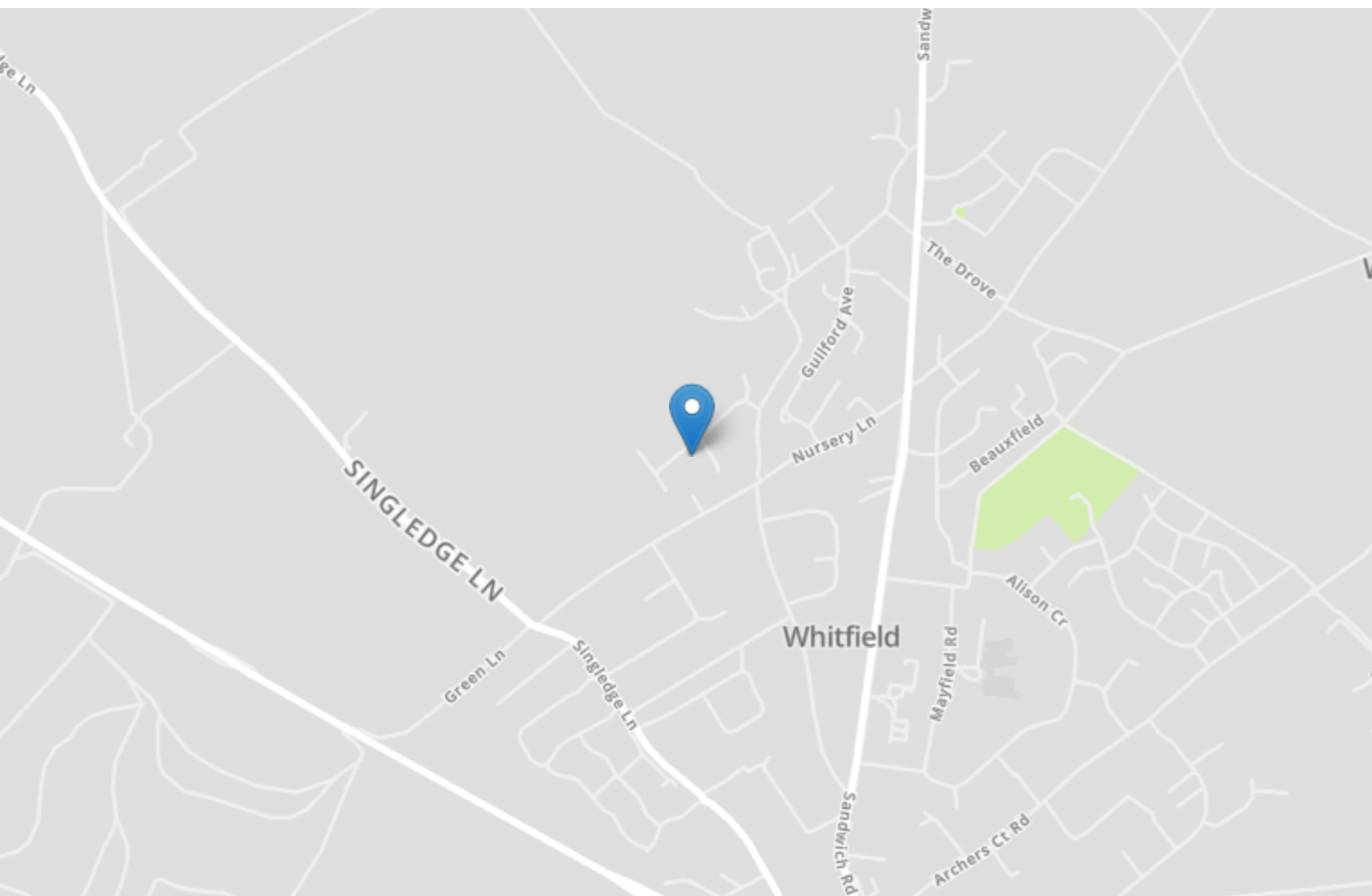


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



34 Lenacre Avenue

WHITFIELD, Dover
CT16 3HH

£300,000 FREEHOLD

Draft Details... Chain Free | Fantastic Two Bed Detached Bungalow | Garage & Off Street Parking | Garden | Conservatory | Burnap & Abel are delighted to offer onto the market this fabulous two bed detached bungalow located in the highly sought after Lenacre Ave, Whitfield, Dover. The property is being sold chain free and the accommodation boasts a lounge, spacious kitchen, two double bedrooms and a shower room. Additional benefits include a garage and off street parking for two / three cars, garden, conservatory, double glazing, gas central heating and NO ONWARD CHAIN. The village of Whitfield is close to the A2/A256 and has numerous amenities including a public house and is within a short distance to a retail park which includes a 24-hour Tesco store, Dover District Leisure Centre which boasts a range of facilities including a swimming pool. The village has two schools, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, airing cupboard, storage cupboard, loft hatch and doors leading to;

Lounge

15' 0" x 12' 10" (4.57m x 3.91m) Spacious lounge with laminate floor, radiator, fire place with back boiler and double glazed window.

Kitchen

12' 2" x 11' 4" (3.71m x 3.45m) Spacious kitchen with a mix of wall and base units, integrated oven, induction hob, space for fridge freezer, washing machine and slimline dishwasher.

Double glazed window and doors to the conservatory.

Conservatory

9' 9" x 9' 0" (2.97m x 2.74m) A generous size conservatory with power.

Bedroom One

13' 0" x 10' 7" (3.96m x 3.23m) Double bedroom with laminate floor, radiator and double glazed window.

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m) Double bedroom with laminate floor, radiator and double glazed windows.

Shower Room

6' 11" x 9' 5" (2.11m x 2.87m) Electric shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Garden

Spacious rear garden with paved and lawn areas. Side access.

Garage & Off Street Parking

15' 9" x 9' 0" (4.80m x 2.74m) Garage with light and power. Off street parking for two / three cars.

Area Information

Located in the popular area of Whitfield and within a short walk of the highly rated local school, this fantastic bungalow is ideal for those wishing to put their own stamp on a property.

There is a great range of shops nearby including a Tesco Superstore and several other major retailers, there is also a local shopping area and several food outlets. The property is within easy reach of the

A2 and Kearsney railway station so ideal for commuters.

