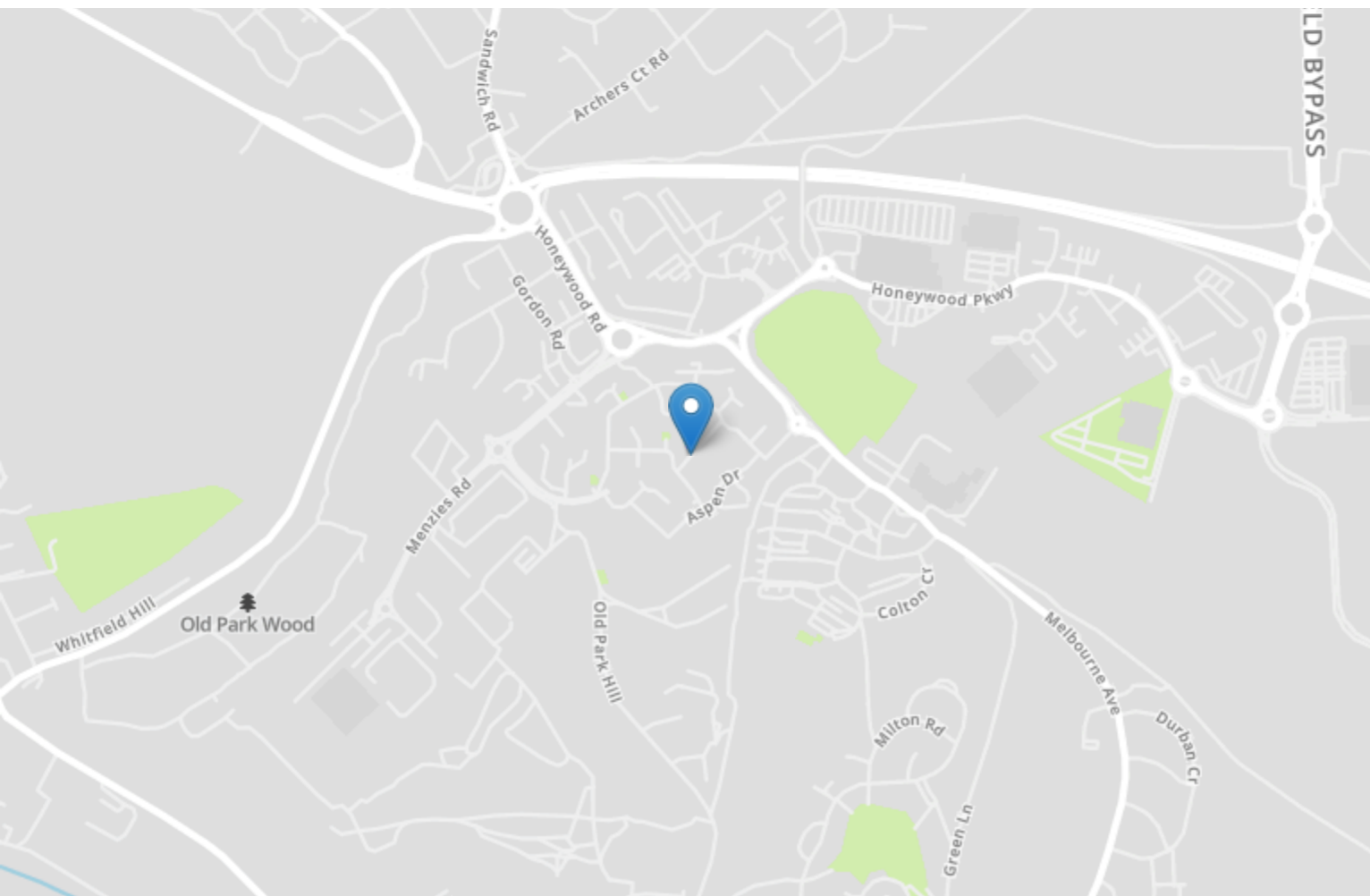


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 10 Ardent road

WHITFIELD , Dover  
CT16 2GH

**£325,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous four/five bedroom semi detached townhouse located in the highly sought after Ardent Road, Whitfield, Dover. The property is in lovely condition throughout and the accommodation boasts a spacious lounge/dining room, generous size kitchen, four double bedrooms, a study that could be used as a study and a family bathroom. Additional benefits include a large garage and off street parking, two en suites, private rear garden, good quality conservatory which offers fabulous extra living space, downstairs W.C., double glazing and gas central heating. The Archers Court Development is located on the edge of the popular village of Whitfield and is within a short walk to a range of local amenities including a Tesco supermarket, B&Q and further shopping facilities. The property is within the catchment area of some popular primary and secondary schools making this the ideal location to bring up the family. For those looking to commute into London you can access the High Speed Rail Link from Dover Priory station making commuting a viable option. For your chance to view call sole agent Burnap + Abel on 01304 279107.





## Entrance Hall

## W.C.

## Lounge/Dining Room

17' 0" x 15' 0" (5.18m x 4.57m)

## Kitchen

9' 10" x 8' 0" (3.00m x 2.44m)

## Conservatory

13' 7" x 9' 5" (4.14m x 2.87m)

## Bedroom One

16' 6" x 10' 2" (5.03m x 3.10m)

## En Suite

## Bedroom Two

15' 0" x 10' 4" (4.57m x 3.15m)

## En Suite

## Bedroom Three

13' 6" x 8' 5" (4.11m x 2.57m)

## Bedroom Four

13' 5" x 8' 6" (4.09m x 2.59m)

## Study/Bedroom Five

7' 3" x 6' 4" (2.21m x 1.93m)

## Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

## Garden

## Garage & Off Street Parking

18' 10" x 9' 1" (5.74m x 2.77m)

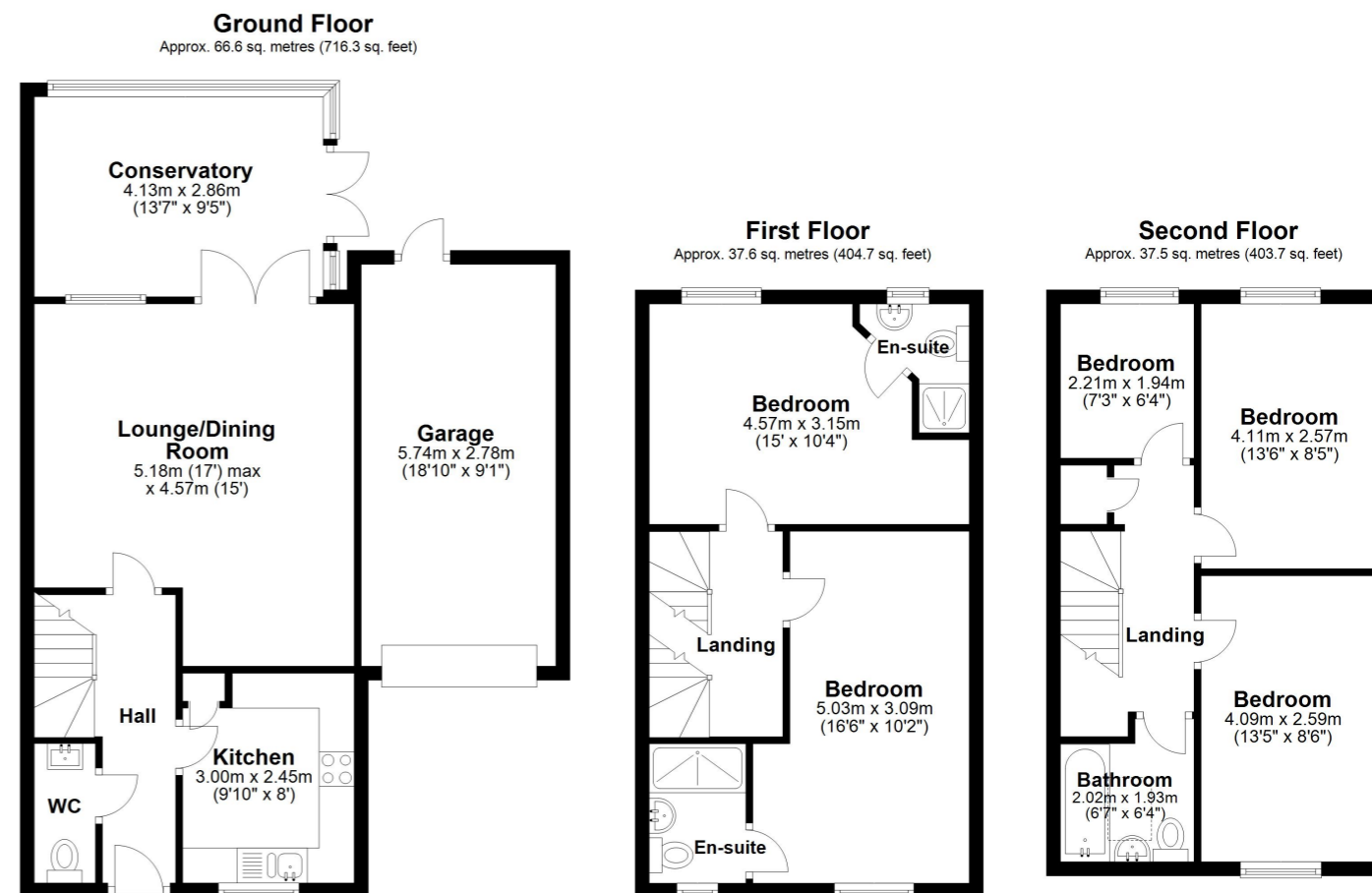
## Service Charge

The vendors have informed us they pay an annual service charge of £115 to the managing agents (Tersons)

## Area Information

The village of Whitfield is positioned on the A2/A256 junction and has numerous amenities including a public house, a Doctor's surgery, vets, cafe, a local Post Office, takeaways, hairdresser and is within a short distance to main retail park which includes a 24 hour Tesco store.

The village has two schools, both of which also cater for special educational needs, Primary and Secondary, Whitfield and Aspen School (Primary) and Dover Christ Church Academy.



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.

