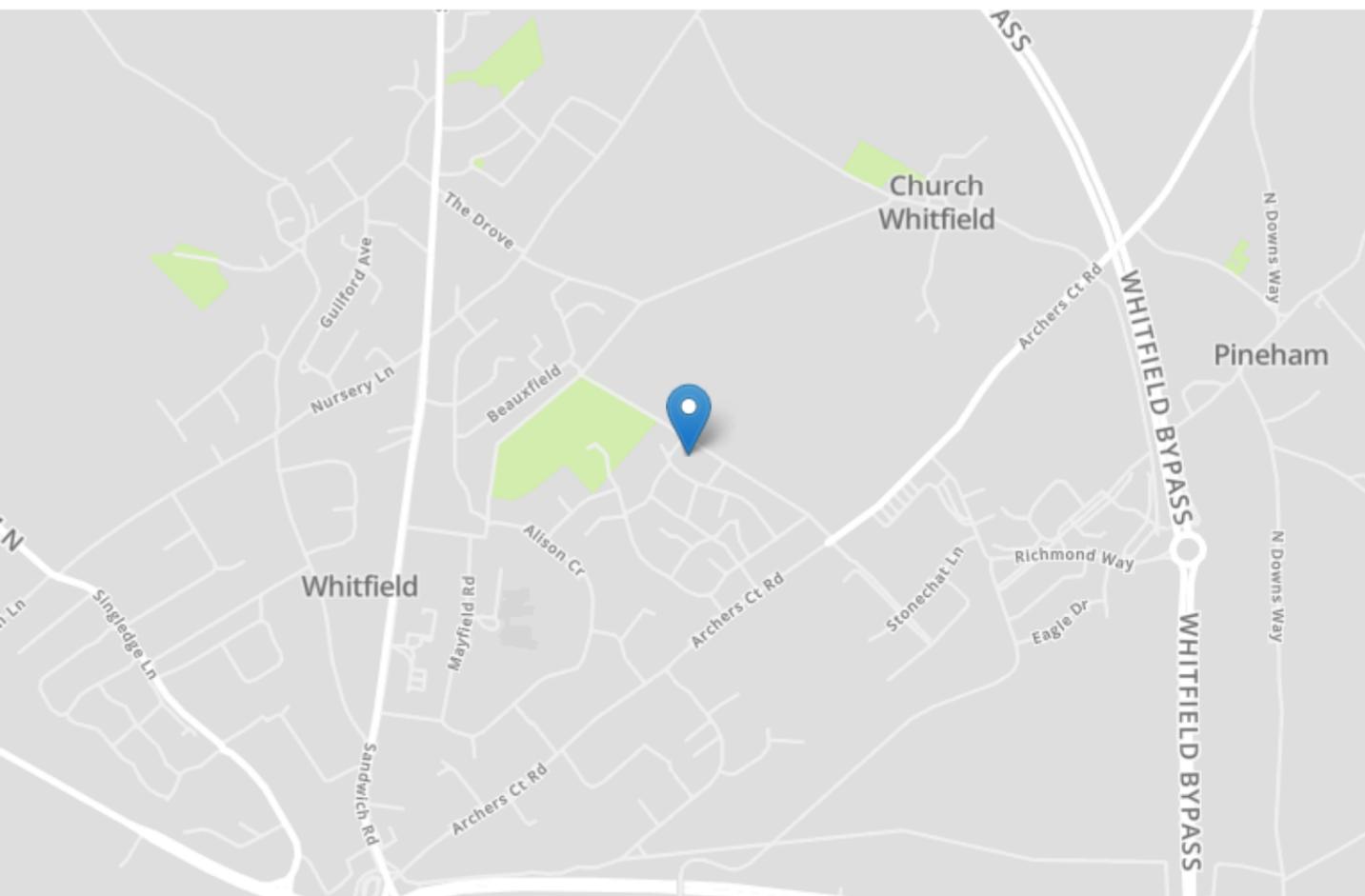


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



56 Farncombe Way

WHITFIELD, Dover
CT16 3NT

£260,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL | Offers In The Region Of £260,000... Burnap + Abel are delighted to offer onto the market this fabulous two bedroom end terrace house located in the highly sought after Farncombe Way, Whitfield, Dover. The property would be a wonderful first time buy and the accommodation boasts a spacious lounge, modern fitted kitchen/dining room, two double bedrooms and a family bathroom. Additional benefits include a garage + off road parking for two cars, sunny rear garden with rear access, double glazing and gas central heating (boiler installed July 2020 and serviced January 2025). 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 easy access to Dover's high speed rail link into St Pancras, London, as well as the nearby Kearsney train station. The property is also within close proximity to the property you will find a bus stop with the new fast track electric bus route to Dover Town Centre and a recreational sports ground and children's play area. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Lounge

14' 1" x 13' 9" (4.29m x 4.20m)

Dining Room

8' 3" x 6' 11" (2.51m x 2.10m)

Kitchen

8' 2" x 6' 9" (2.49m x 2.05m)

Bedroom One

11' 5" x 10' 8" (3.49m x 3.26m)

Bedroom Two

10' 9" x 7' 3" (3.27m x 2.22m)

Bathroom

6' 6" x 5' 6" (1.97m x 1.67m)

Garden

Garage

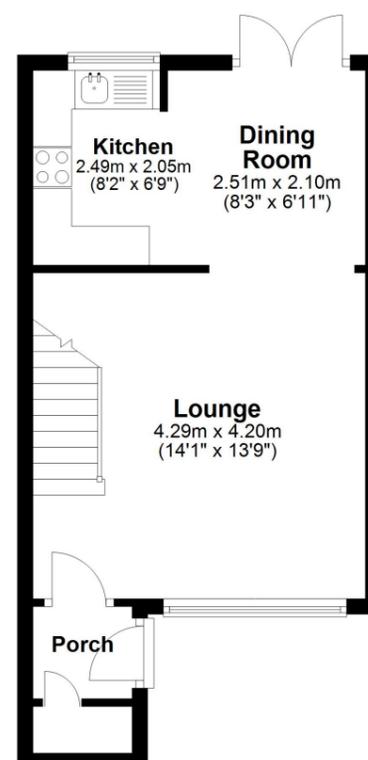
16' 3" x 8' 5" (4.95m x 2.57m) A good size garage with lighting and power + off road parking for two cars.

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, café, 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. Within close proximity to the property you will find a bus stop with the new fast track electric bus route to Dover Town Centre and a recreational sports ground and children's play area.

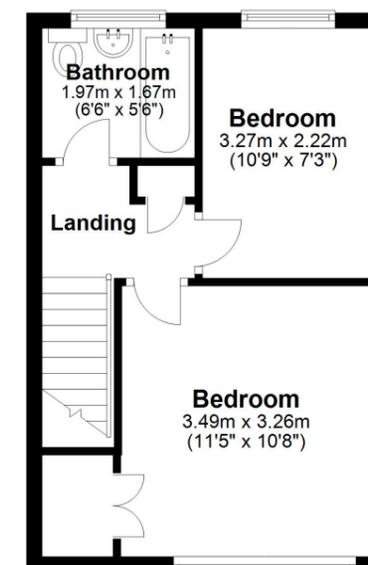
Ground Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



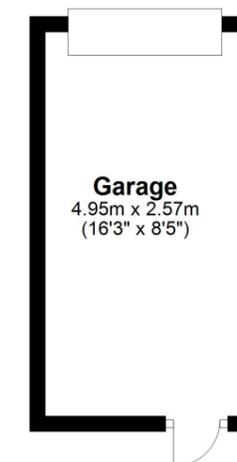
First Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



Outbuilding

Approx. 12.7 sq. metres (136.9 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.

