
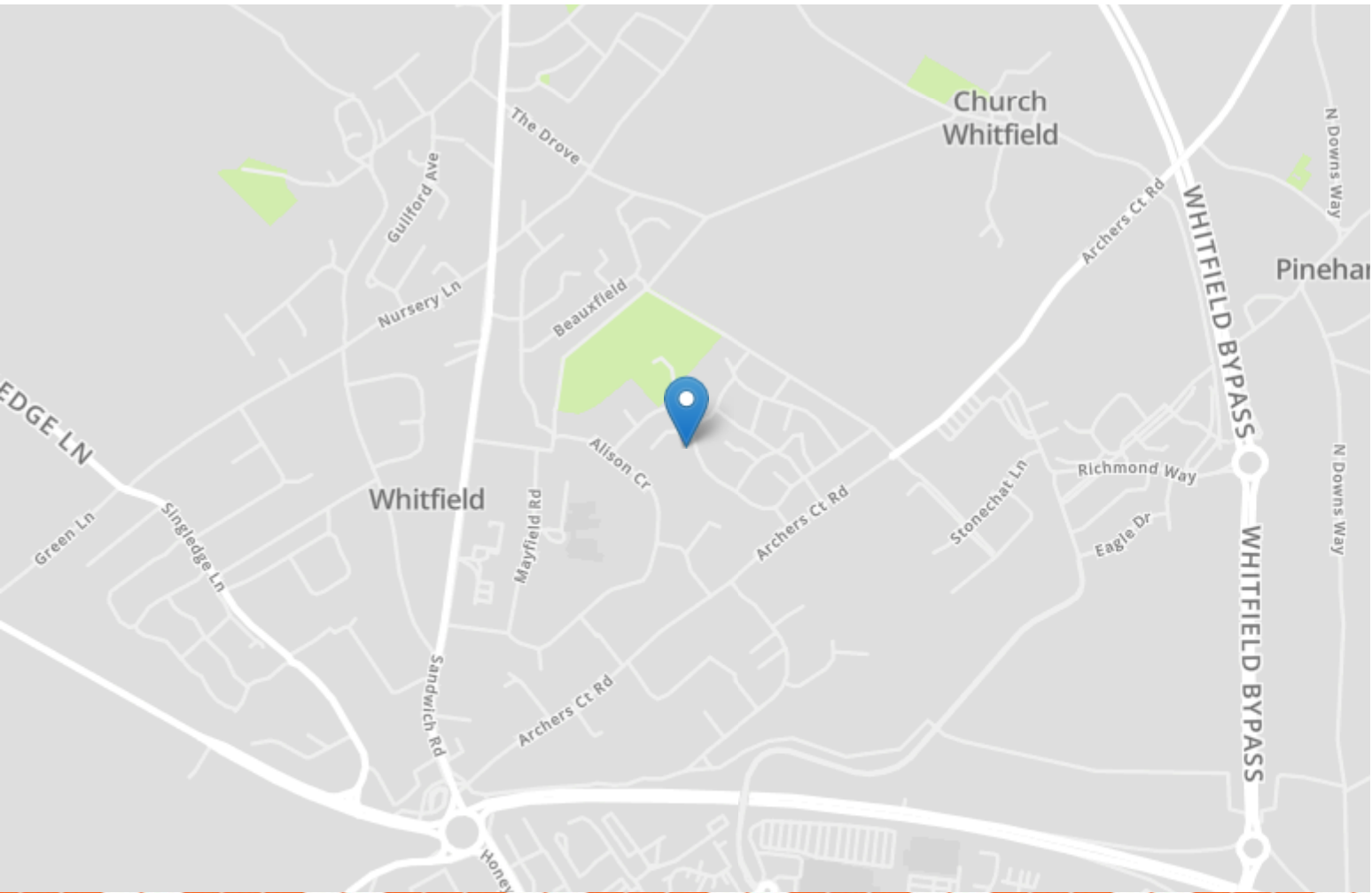


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



86 Cranleigh Drive

WHITFIELD, Dover
CT16 3NW

£260,000 FREEHOLD

Draft Details...FOR SALE WITH BURNAP + ABEL | Offers In The Region Of £260,000... Burnap + Abel are delighted to offer onto the market this wonderful two bedroom house located in the highly sought after Cranleigh Drive, Whitfield, Dover. The property would be a wonderful first time purchase and the accommodation boasts a spacious lounge, beautiful modern fitted kitchen/dining room, two double bedrooms and a modern bathroom. Additional benefits include a garage + off road parking at the rear, drive at the front, sunny rear garden with rear access, double glazing and gas central heating. Cranleigh Drive is located 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 sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Lounge

13' 9" x 11' 0" (4.19m x 3.35m)

Kitchen/Dining Room

14' 3" x 8' 2" (4.34m x 2.49m)

Bedroom One

11' 6" x 11' 2" (3.51m x 3.40m)

Bedroom Two

10' 10" x 7' 5" (3.30m x 2.26m)

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Garden

Garage & Off Street Parking

16' 4" x 8' 2" (4.98m x 2.49m) The property has a garage and parking at the rear. There is also a drive at the front.

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.

