
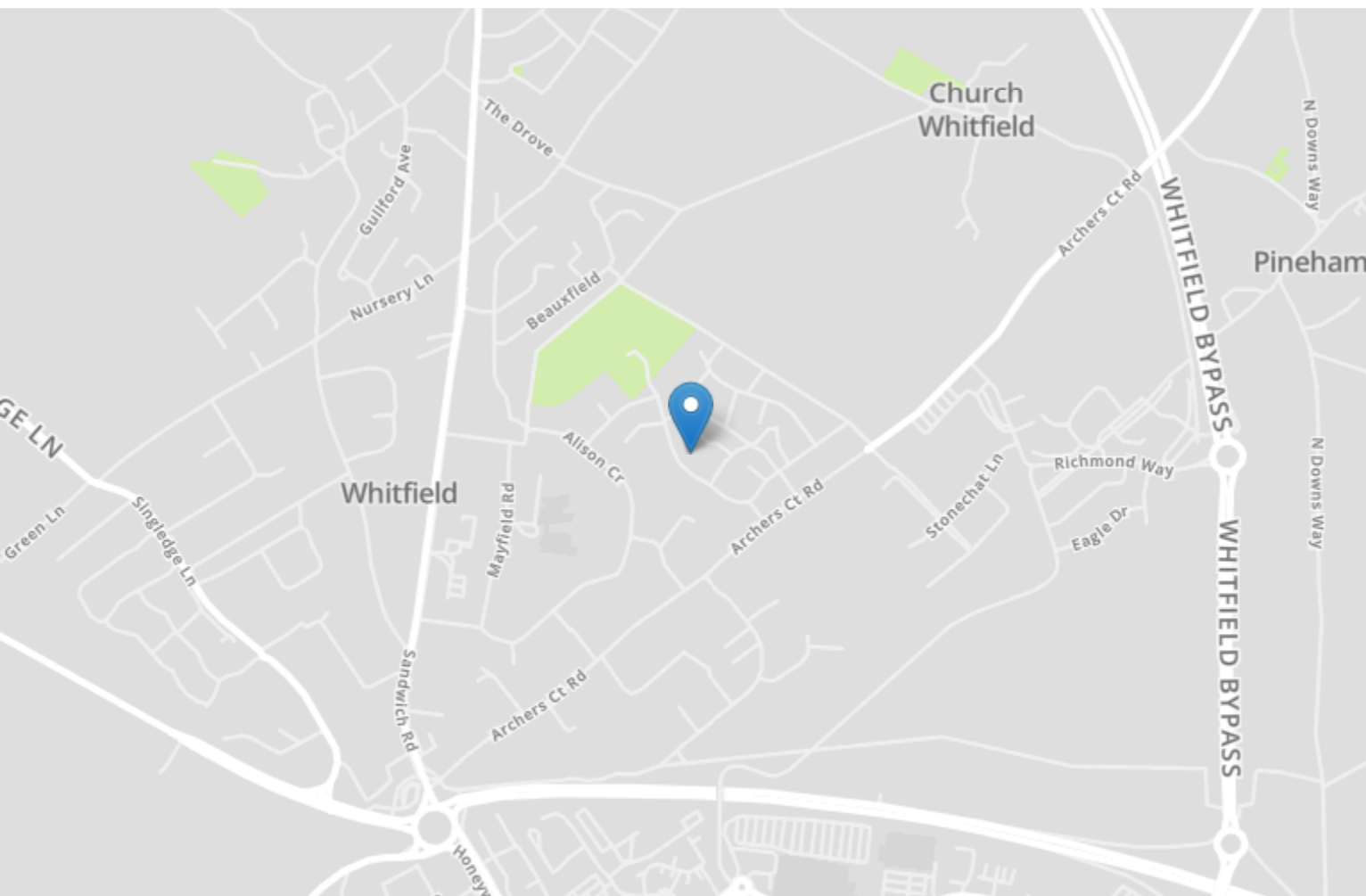


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	92
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



94 Cranleigh Drive

WHITFIELD, Dover
CT16 3NW

£270,000 FREEHOLD

Draft Details...FOR SALE WITH BURNAP + ABEL | Offers In Excess Of £270,000... 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 for two cars, sunny rear garden with rear access, double glazing, gas central heating and NO ONWARD CHAIN. 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

Lounge

4.19m x 3.30m (13'9" x 10'10").

Kitchen / Dining Room

4.28m x 2.50m (14'1" x 8'2").

Bedroom One

4.30m x 3.51m (14'1" x 11'6").

Bedroom Two

3.28m x 2.22m (10'9" x 7'4").

Shower Room

1.93m x 1.66m (6'4" x 5'5").

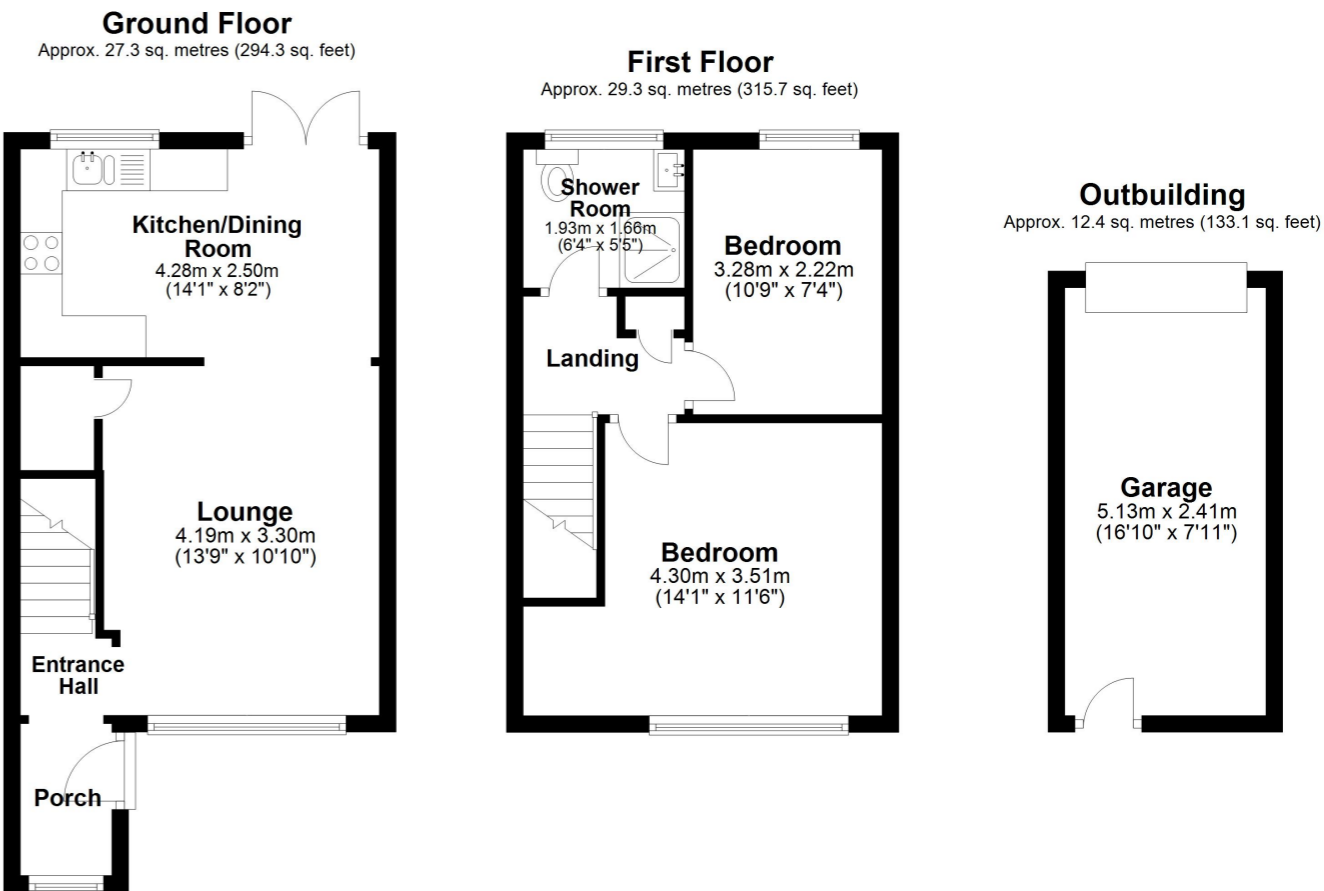
Garden

Garage & Off Street Parking

5.13m x 2.41m (16'10" x 7'11"). The property has a garage and parking at the rear. The current owners have also put in a driveway at the front for a further 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.



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.

