
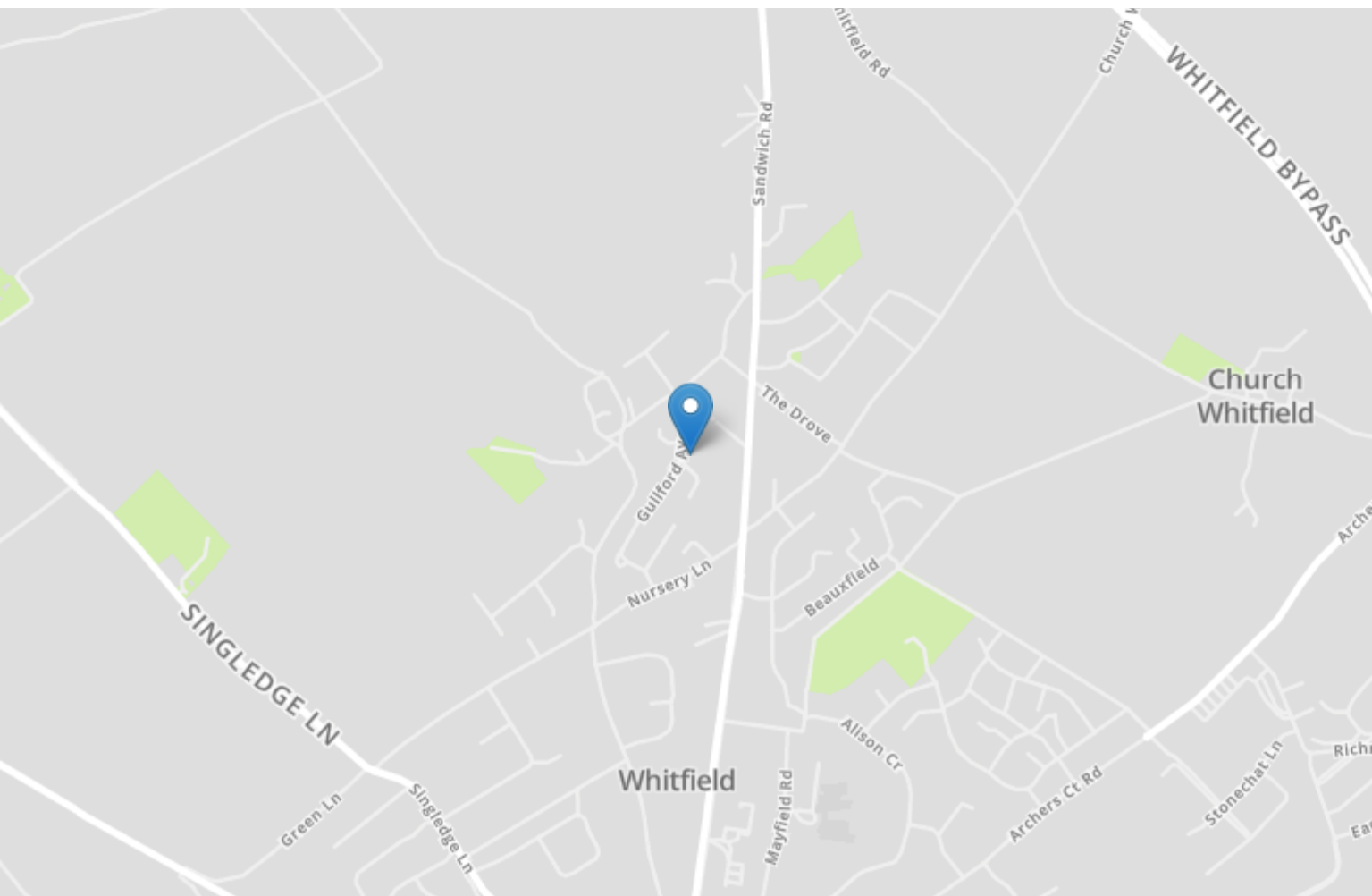


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



72 Guilford Avenue

WHITFIELD, Dover
CT16 3NG

£270,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...We are delighted to offer onto the market this fabulous three bedroom family home located in the highly sought after Guilford Avenue, Whitfield, Dover. The property would suit be ideal for for first time buyers and those with a growing family. The accommodation boasts a lounge, spacious kitchen/diner, three decent size bedrooms and a shower room. Additional benefits a garden with rear access to the residents parking area, downstairs W.C., double glazing and gas central heating. Whitfield is a highly sought after village that is located North of Dover and boasts a range of local amenities and a popular primary school. There are a further range of amenities close by including the new Dover Leisure Centre and Tesco superstore. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

13' 5" x 11' 7" (4.09m x 3.53m)

Kitchen/Dining Room

13' 5" x 11' 4" (4.09m x 3.45m)

W.C.

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Two

11' 7" x 10' 4" (3.53m x 3.15m)

Bedroom Three

8' 10" x 8' 10" (2.69m x 2.69m)

Shower Room

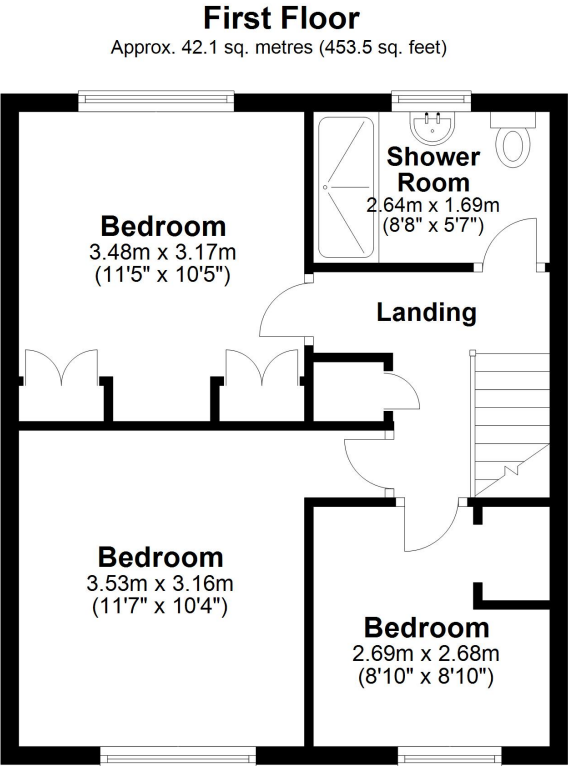
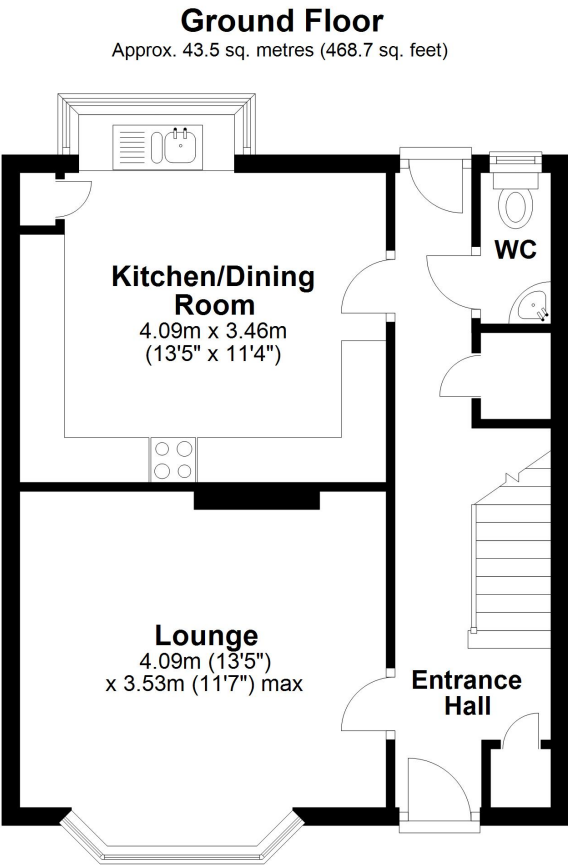
8' 8" x 5' 7" (2.64m x 1.70m)

Garden

Residents Park To The Rear

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.



Total area: approx. 85.7 sq. metres (922.2 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.

