

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	



## 7 Alison Crescent

WHITFIELD, Dover  
CT16 3LN

**£400,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fantastic three bedroom detached corner plot bungalow located in the highly sought after Alison Crescent, Whitfield, Dover. The property is in need of modernisation and offers great extension potential (subject to obtaining all relevant planning consents) making this the ideal property for buyers looking to put their own stamp on a property. The accommodation boasts a large lounge, separate dining room, spacious kitchen, three bedrooms, and a bathroom. Additional benefits include a double garage and off road parking, large garden, en suite shower room, conservatory, double glazing and gas central heating. 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 Burnap + Abel on 01304 279107.





Entrance Hall

Lounge

19' 10" x 12' 2" (6.05m x 3.71m)

Dining Room

12' 2" x 8' 2" (3.71m x 2.49m)

Kitchen

19' 1" x 10' 10" (5.82m x 3.30m)

Bedroom One

13' 11" x 9' 8" (4.24m x 2.95m)

En Suite

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom Three

8' 6" x 8' 4" (2.59m x 2.54m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Conservatory

Garden

Garage & Off Road Parking

17' 6" x 17' 3" (5.33m x 5.26m)

Area Information

Whitfield is one of the more sought after locations in the area and offers an array of amenities, including a local shop and post office, pub, recreation ground, excellent bus routes and business park with Tesco superstore. Access to neighbouring towns and cities can also be accessed by the A20 or even through the scenic Alkham Valley towards Folkestone.

