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Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
69	85



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miles & barr
YOUR PROPERTY AGENT



46 FARNCOMBE WAY
WHITFIELD



46 FARNCOMBE WAY
WHITFIELD

£265,000

- With a lovely rural outlook
- Three bedrooms
- Generous size
- Well presented and good quality
- Conservatory
- Garage
- Parking for numerous vehicles
- Unique position
- Viewing a must

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

ABOUT

A RURAL OUTLOOK AWAITS! Located in a unique position on the edge of the development is this beautifully presented family home, which in recent years has undergone significant improvement and modernisation. It now enjoys light and very well presented accommodation, arranged over two floors

The ground floor comprises an entrance porch leading into the generous size lounge that flows into the open plan kitchen/dining room, with a conservatory at the rear. The modern kitchen boasts quality fitted matching wall and base units, with integrated appliances. Given that it is open plan, the kitchen/dining room and conservatory lend themselves perfectly for entertaining. The conservatory looks out onto the pretty rear and side garden. On the first floor is the quality family bathroom and three bedrooms, with bedrooms one and two being good size doubles with built-in wardrobes.

Externally the property benefits from an established rear garden giving access to the garage by a side door. Beyond the rear garden, due to the extra size plot, there is ample parking for five good size cars. The large front garden is mainly laid to lawn with a pathway leading to the front door.

This fine home will surely attract a wide range of purchasers.

DESCRIPTION

Entrance

Lounge 15'3 x 14'1 (4.65m x 4.29m)

Dining Room 10'9 x 7'8 (3.28m x 2.34m)

Kitchen 10'6 x 7'6 (3.20m x 2.29m)

Conservatory 13'7 x 6'6 (4.14m x 1.98m)

First Floor

Bathroom 6'6 x 6'5 (1.98m x 1.96m)

Bedroom 9'6 x 8'6 (2.90m x 2.59m)

Bedroom 13'4 x 9'1 (4.06m x 2.77m)

Bedroom 9'7 x 6'7 (2.92m x 2.01m)

External

Rear Garden

Garage

