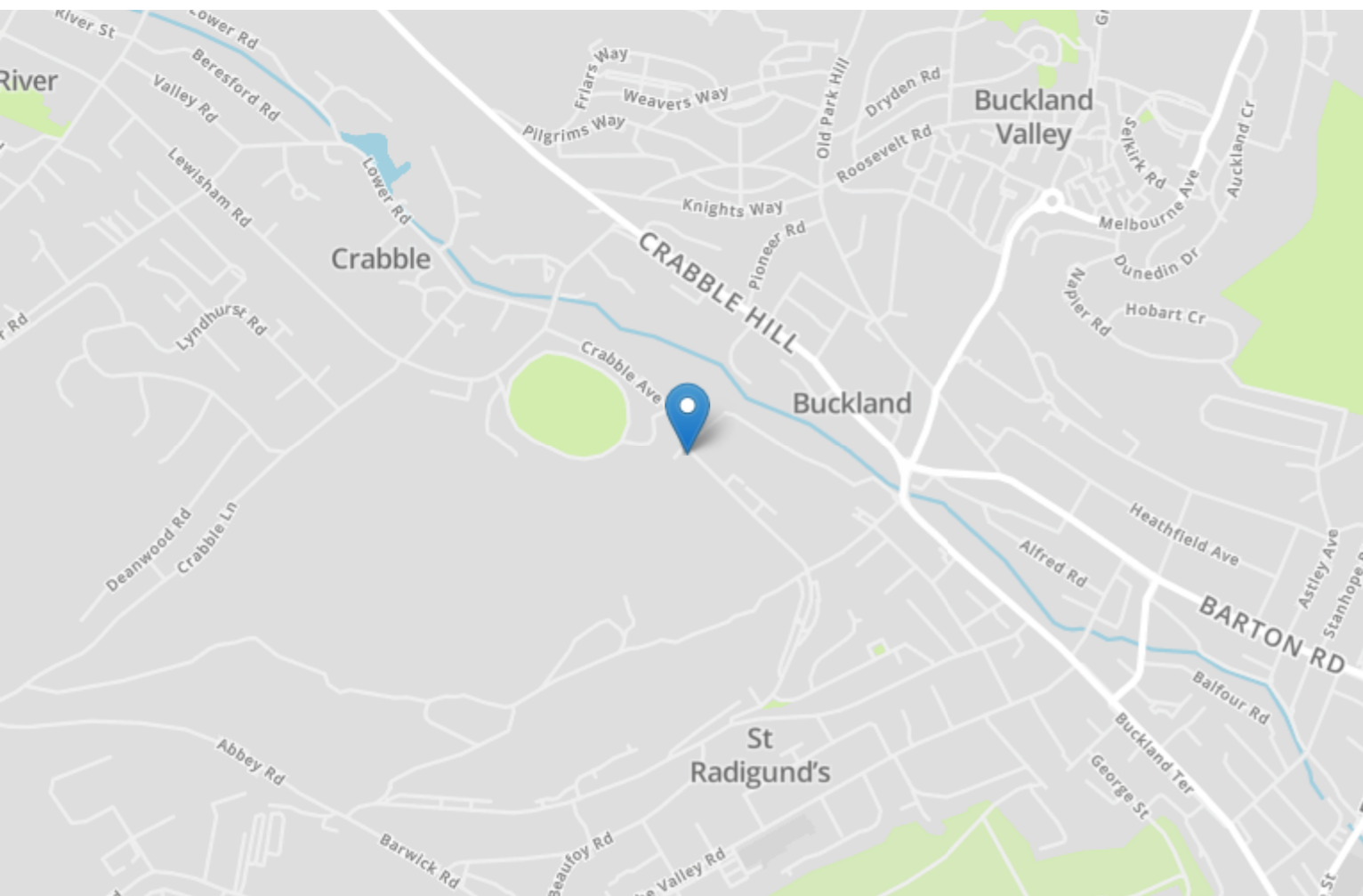


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 4 Minnis Terrace Crabble Avenue

Dover  
CT17 0JF

**£240,000 FREEHOLD**

Draft Details...Offers Over £240,000 | Beautiful Two Bedroom House | Sunny Rear Garden | Stylish Kitchen & Bathroom | Two Double Bedrooms | Within Walking Distance To The Popular River Primary School | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom period home located in the highly sought after Crabble Ave, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge / dining room, stylish kitchen (installed 2018), two double bedrooms and a modern style bathroom. Additional benefits include a sunny rear garden, modern double glazing (installed 2019) and gas central heating (installed 2018 and last serviced November 2022). Locally you have a handy Coop, River primary school and two public houses, as well the the local football club Dover Athletic and cricket ground. Within walking distance you also have Kearsney Abbey and its wonderous grounds. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Porch

## Entrance Hall

Laminate floor, radiator, carpeted stairs to the first floor and doors leading to;

## Lounge

13' 2" x 10' 4" (4.01m x 3.15m) Spacious lounge area with laminate floor, fire place, radiator, double glazed sash bay fronted windows.

## Dining Area

11' 1" x 10' 8" (3.38m x 3.25m) Spacious dining area with laminate floor, radiator, space for a table and chairs and double glazed door to the garden.

## Kitchen

9' 9" x 7' 10" (2.97m x 2.39m) A lovely modern with a mix of wall and base units, space for washing machine, tumble dryer, integrated fridge freezer, oven, gas hob and dishwasher. Under stairs cupboard and sash double glazed window.

## First Floor Landing

Carpeted stairs, carpeted landing, sun tunnel, loft hatch (boarded, Velux window, insulated & lighting), and doors leading to;

## Bedroom One

13' 7" x 11' 3" (4.14m x 3.43m) Large double bedroom with carpeted floor radiator and sash double glazed windows.

## Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m) Double bedroom with laminate floor, radiator and sash double glazed window.

## Bathroom

9' 10" x 8' 0" (3.00m x 2.44m) Modern bathroom with a low level W.C., bath with overhead shower, wash hand basin, radiator, cupboard with boiler (installed 2019 and last serviced November 2022) and sash frosted double glazed windows.

## Garden

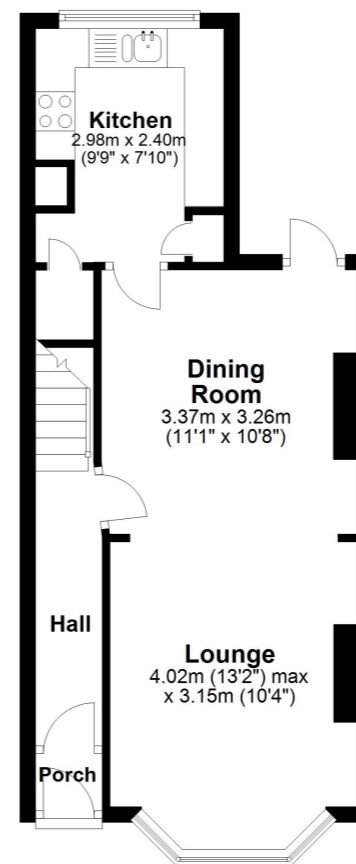
A sunny low maintenance rear garden with decked seating area. Lovely outside space to sit back and relax on those Summer weekends. Brick built shed with lighting/power.

## Area Information

Minnis Terrace, Crabble Avenue is situated within easy access of Dover town centre and is ideally located for access to the A2/M2 and the M20 via the Alkham Valley. In the local area is a good range of primary and secondary schools, and within a short driving distance is the main-line railway station at Kearsney, and also the Priory Railway Station in the town with the fast link train to London St Pancras in 1 hour 5 minutes.

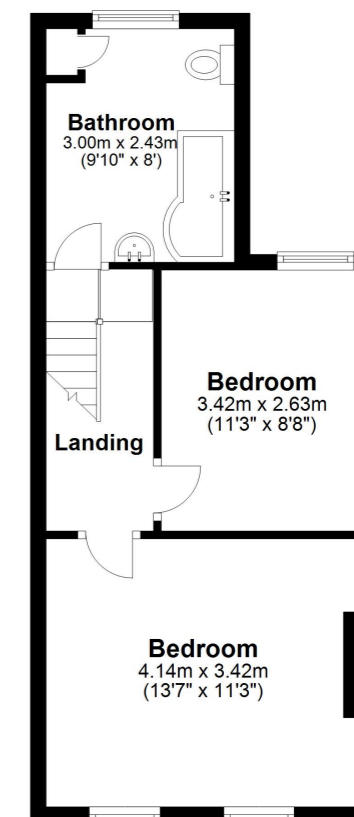
## Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 71.8 sq. metres (773.0 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.

