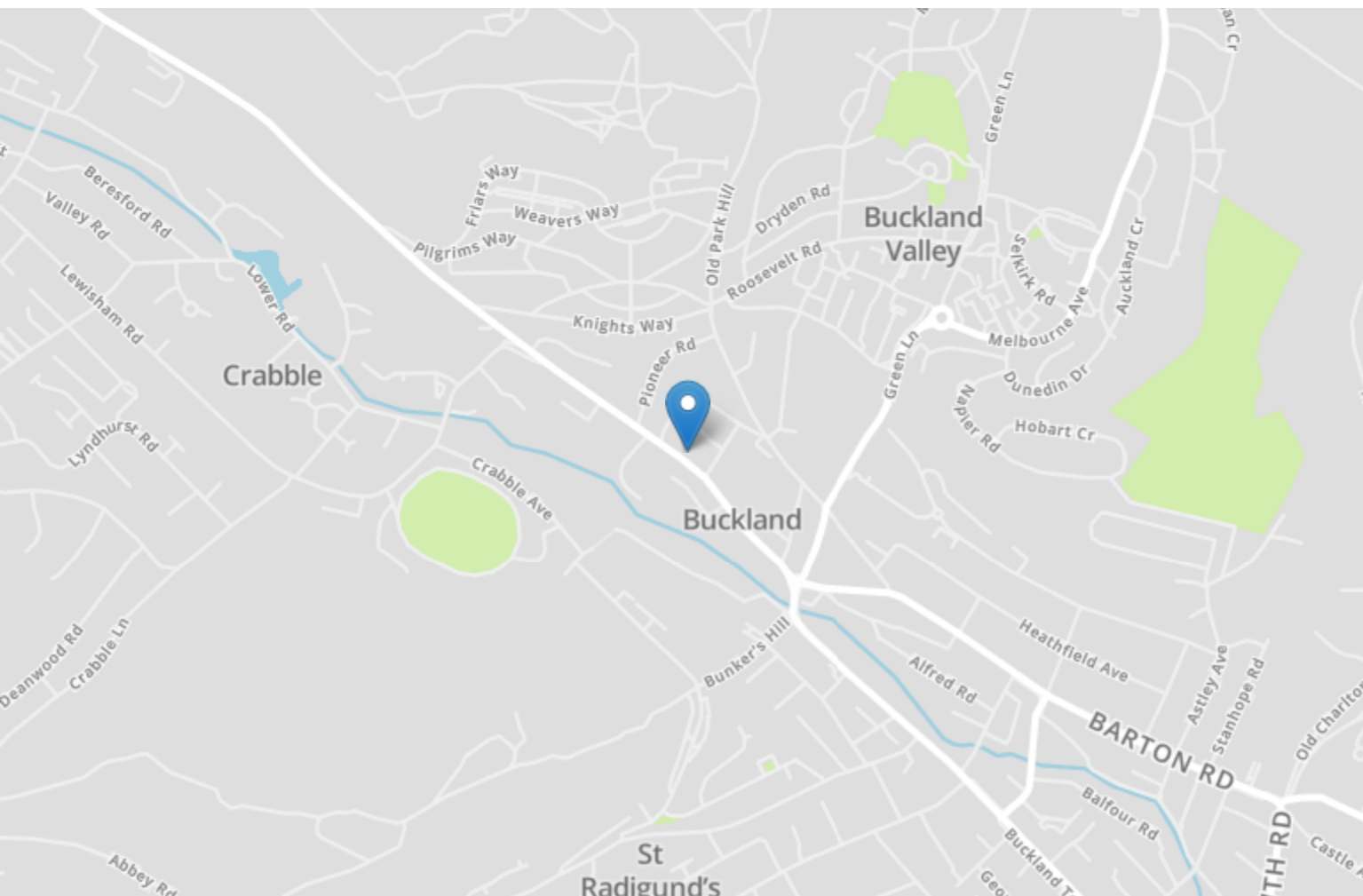


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 37 Crabble Hill

Dover  
CT17 0RX

**£180,000 FREEHOLD**

Draft Details...Chain Free | In Need Of Refurbishment | Three Bedroom House | Garden | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the popular Crabble Hill, Dover. The property is in need of full refurbishment and the accommodation boasts a lounge, separate dining room, kitchen, three bedrooms and shower room. The property is also being sold CHAIN FREE. Crabble Hill is found in close proximity to the picturesque village of River which is situated in the historic seaside town of Dover. There is plenty to do with Dover Athletics football ground, beautiful walks with the nearby Kearsney Abbey and Russell Gardens where you can take your dog for a walk or let your children play on the swings. For those who need to commute you have the nearby Kearsney station as well as being in close proximity to the town high speed rail link into St Pancras, London. For your chance to view call Burnap + Abel on 01304 279107.



### Lounge

11' 9" x 9' 6" (3.58m x 2.90m)

### Dining Room

12' 5" x 11' 4" (3.78m x 3.45m)

### Kitchen

8' 9" x 6' 5" (2.67m x 1.96m)

### Shower Room

### Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m)

### Bedroom Three

12' 7" x 8' 11" (3.84m x 2.72m)

### Bedroom One

14' 9" x 11' 5" (4.50m x 3.48m)

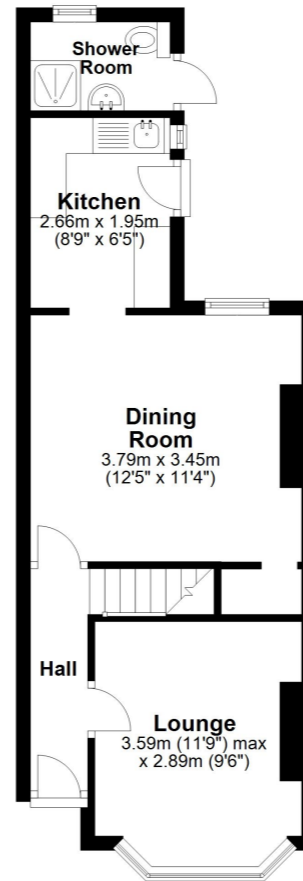
### Garden

### Area Information

The coastal town of Dover offers a range of shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park . The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital.

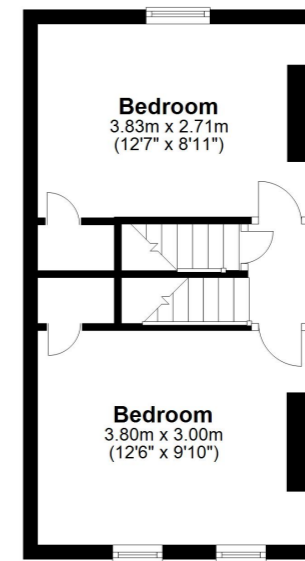
### Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



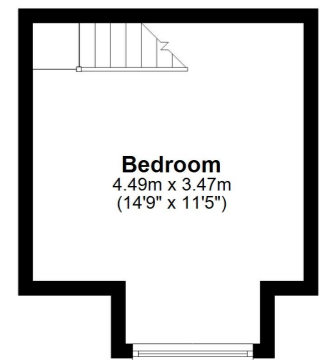
### First Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



### Second Floor

Approx. 15.3 sq. metres (165.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.9 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.

