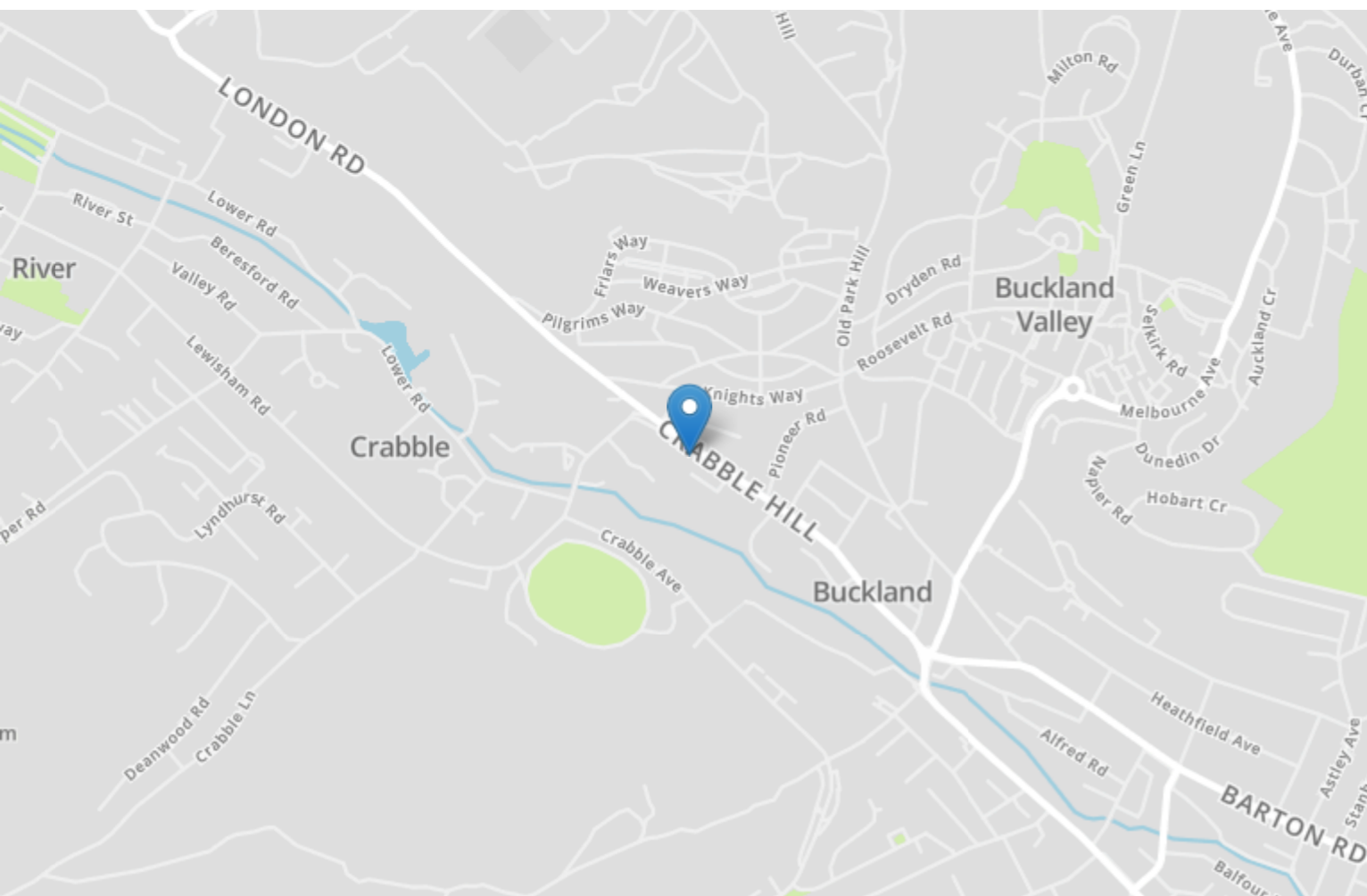


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



112 Crabble Hill

Dover
CT17 0SA

£230,000 FREEHOLD

Draft Details...Price Range £230,000 - £240,000 | Fantastic Three Bedroom House | Two Bathrooms | Sunny Rear Garden | Highly Sought After Location | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house situated in the highly sought after Crabble Hill, Dover. The property would be ideal for first time buyers + those with a growing family and the accommodation boasts a large open plan lounge/dining room, generous size kitchen, three good size bedrooms and two bathrooms. Additional benefits include a sunny rear garden, double glazing and gas central heating. 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 sole agent Burnap + Abel on 01304279107.



Entrance Hall

Carpeted floor, radiator, under stair storage cupboard, carpeted stairs to the first floor and doors leading to;

Lounge

13' 4" x 11' 7" (4.06m x 3.53m) Spacious lounge with carpeted floor, double glazed bay fronted windows, electric fire place and radiator.

Dining Area

12' 7" x 10' 0" (3.84m x 3.05m) Large dining area with carpeted floor, radiator and double glazed doors to the garden.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m) A mix of wall and base units, space for fridge freezer, integrated oven/hob and double glazed window.

Utility Area

Space for washing machine and tumble dryer. Cupboard with wall mounted boiler.

Bathroom

8' 9" x 6' 2" (2.67m x 1.88m) Bath, low level W.C., hated towel rail, wash hand basin and frosted double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, cupboard space, loft hatch and doors leading to;

Bedroom One

15' 1" x 11' 4" (4.60m x 3.45m) Large double bedroom with carpeted floor, feature fire place, radiator and double glazed windows.

Bedroom Two

12' 6" x 10' 0" (3.81m x 3.05m) Double bedroom with carpeted floor, feature fire place, radiator and double glazed window.

Bedroom Three

10' 0" x 8' 1" (3.05m x 2.46m) Carpeted floor, feature fire place, radiator and double glazed window.

Shower Room

Walk in electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

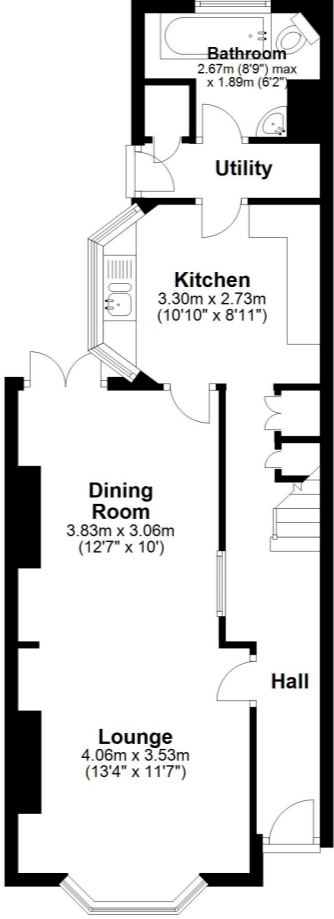
A low maintenance sunny rear garden with shed. Just sit back and relax with a book on those sunny weekends!

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.

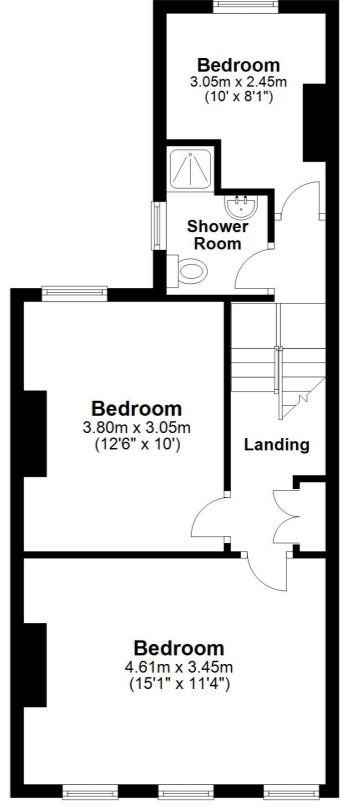
Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.2 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.

