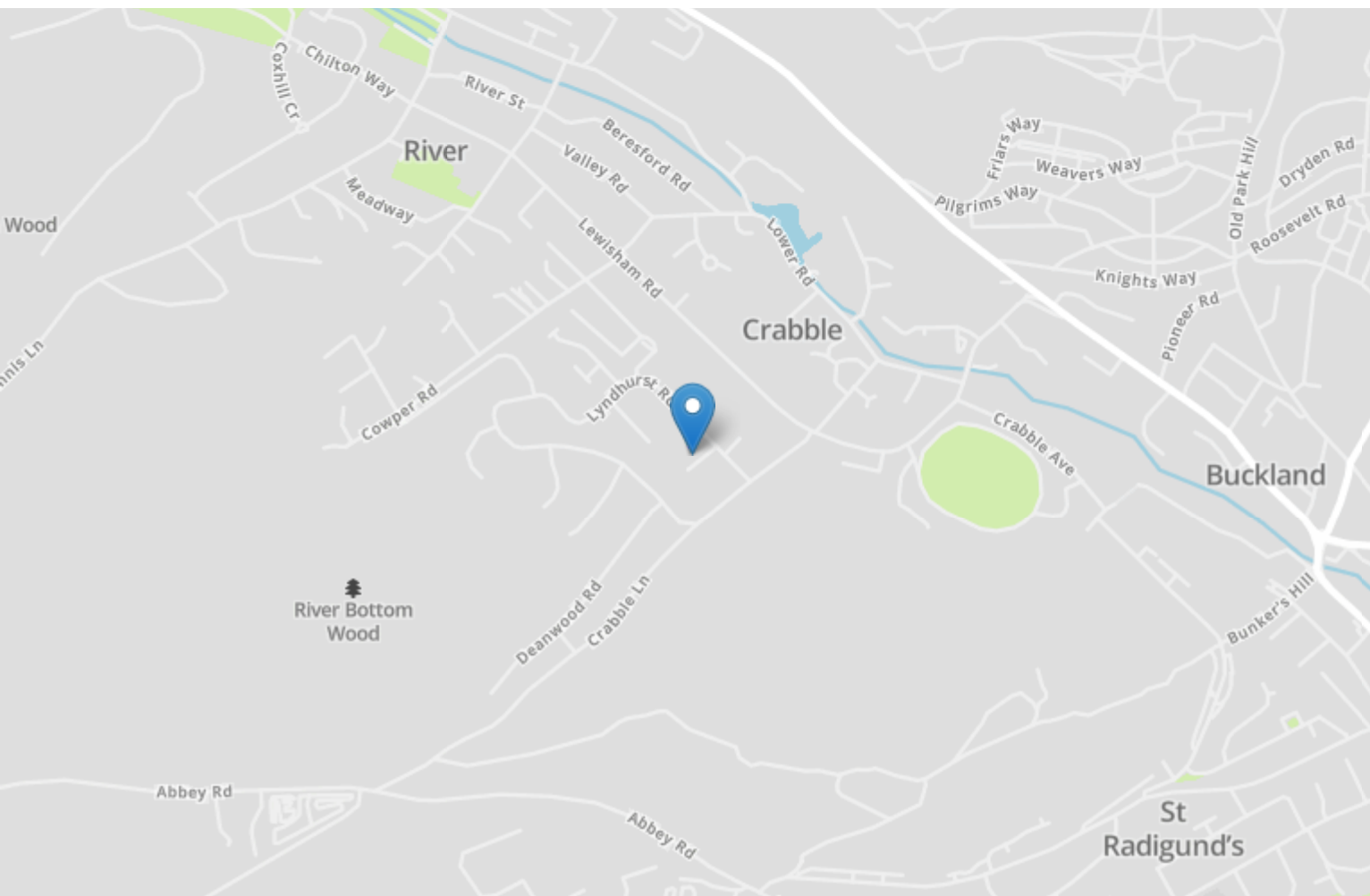


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 Crabble Close

Dover
CT17 0LX

£300,000 FREEHOLD

Draft Details...Offers Over £300,000 | FOR SALE WITH BURNAP + ABEL | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached family home located in to the highly sought after Crabble Close, River, Dover. The property is in very good condition throughout and the accommodation boasts a lounge with bay fronted windows, separate dining room, kitchen, three bedrooms and family bathroom. Additional benefits include off street parking, spacious sunny rear garden, side and rear extension potential (subject to obtaining planning permission), double glazing and gas central heating. Ideally situated in the popular suburb of River and within a short stroll of the village centre and playing fields. Perfect for young families as outstanding local primary school is within walking distance of the property. There are several local shops within a short walk of the property and you can also access Kearsney railway station for access to London. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

14' 1" x 12' 0" (4.29m x 3.66m)

Dining Room

12' 5" x 11' 0" (3.78m x 3.35m)

Kitchen

8' 2" x 6' 6" (2.49m x 1.98m)

Bedroom One

14' 1" x 11' 11" (4.29m x 3.63m)

Bedroom Two

11' 3" x 8' 0" (3.43m x 2.44m)

Bedroom Three

8' 6" x 6' 3" (2.59m x 1.91m)

Bathroom

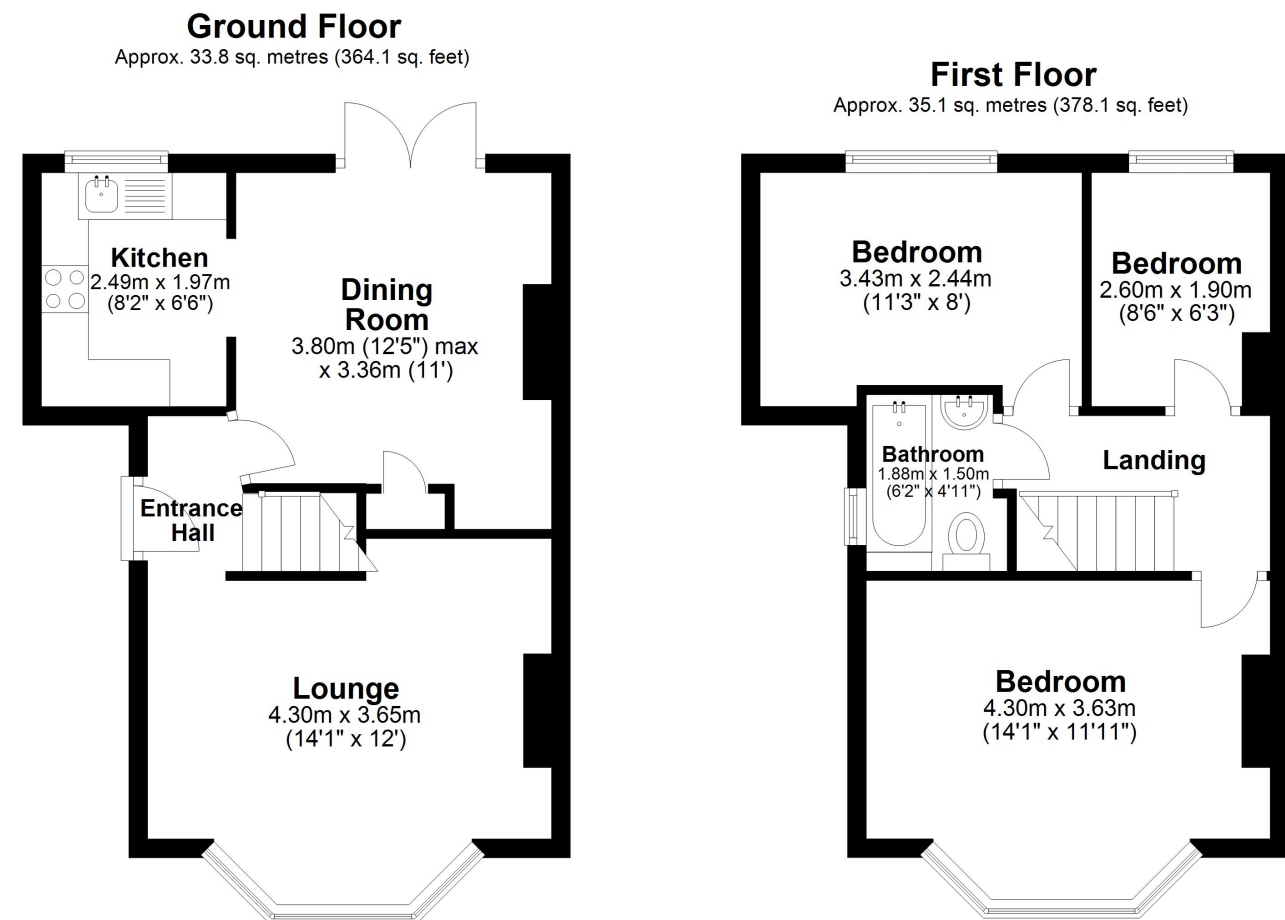
6' 2" x 4' 11" (1.88m x 1.50m)

Garden

Off Street Parking

Area Information

The property is located in the highly sought after historic village of River; a popular residential village providing amenities for a thriving community with a good village hall, primary school, post office, inns and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Being part of the Kent Downs Area of Outstanding Natural Beauty, there are a wealth of public footpaths, bridle ways and cycle routes on one's doorstep. The beautiful Kearsney Abbey & Russell Gardens lie close by and Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, water sport facilities, and excellent educational establishments; together with ferry service to the continent and high speed mainline railway station, with the travel time to London St Pancras being just under the hour.



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.

