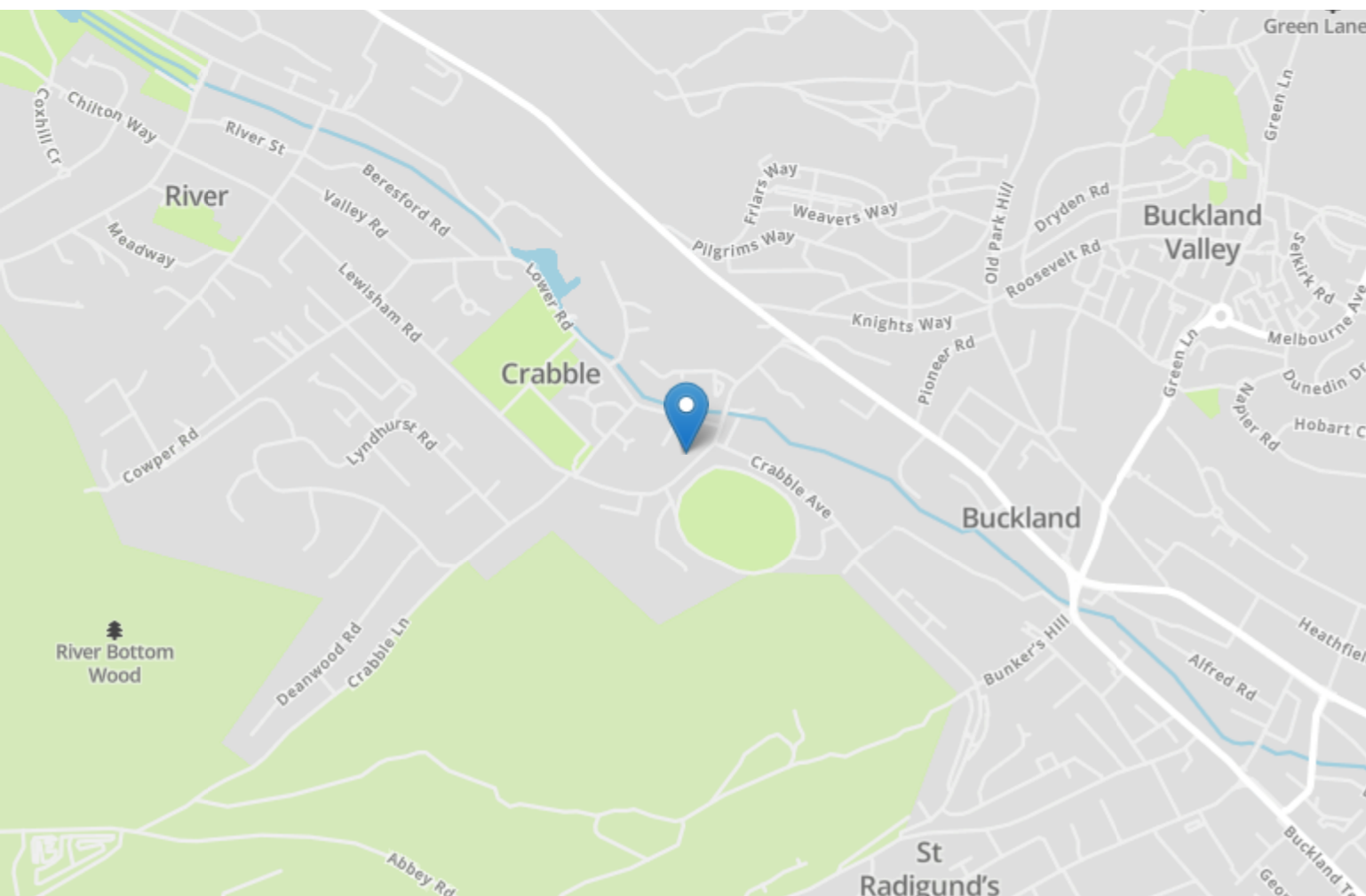


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 26 Crabble Road

RIVER, Dover  
CT17 0QE

**£280,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer this beautifully presented two/three-bedroom terraced house, situated in the highly sought after Crabble Road, River, Dover - A popular location for young families due to being in close proximity to the highly sought after River Primary school. The accommodation boasts a spacious lounge and dining room, a generous-sized kitchen, and a garden room, ideal for relaxed family living. Upstairs, there are two double bedrooms, a study/nursery room, and a family bathroom. Outside, the property benefits from a private, low-maintenance rear garden, perfect for outdoor entertaining or family activities. Additional features include double glazing and gas central heating, with a new boiler installed in 2026. For your chance to view this charming family home, contact Burnap + Abel today on 01304 279107.



### Lounge

12' 5" x 10' 4" (3.78m x 3.15m)

### Dining Room

11' 1" x 11' 1" (3.38m x 3.38m)

### Kitchen

11' 2" x 8' 11" (3.40m x 2.72m)

### Garden Room

9' 6" x 8' 7" (2.90m x 2.62m)

### Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

### Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

### Office/Study

5' 11" x 5' 3" (1.80m x 1.60m)

### Bathroom

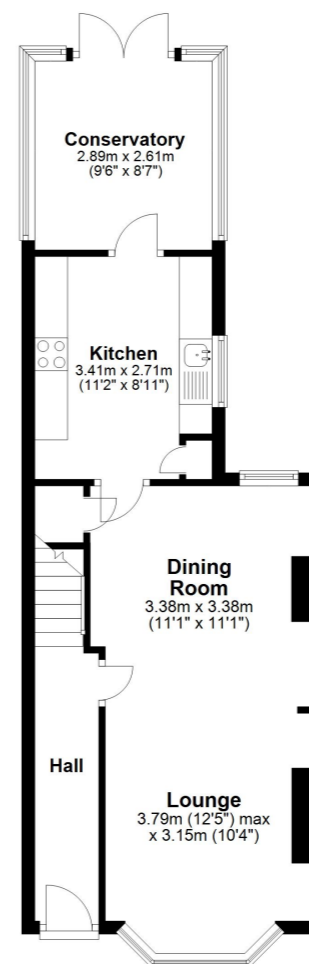
8' 10" x 5' 6" (2.69m x 1.68m)

### Garden

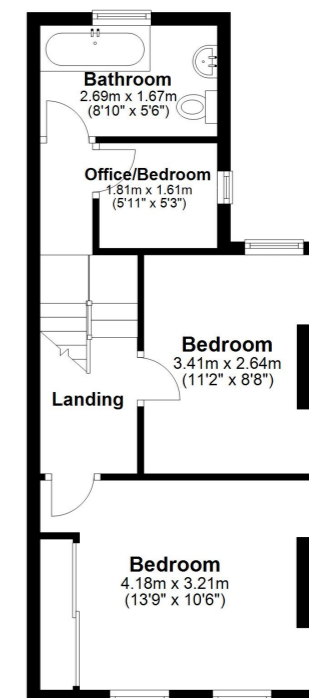
### Area Information

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 historically functioned as protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. The high speed rail service runs from Dover Priory to London St Pancras International station.

**Ground Floor**  
Approx. 50.4 sq. metres (542.9 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

