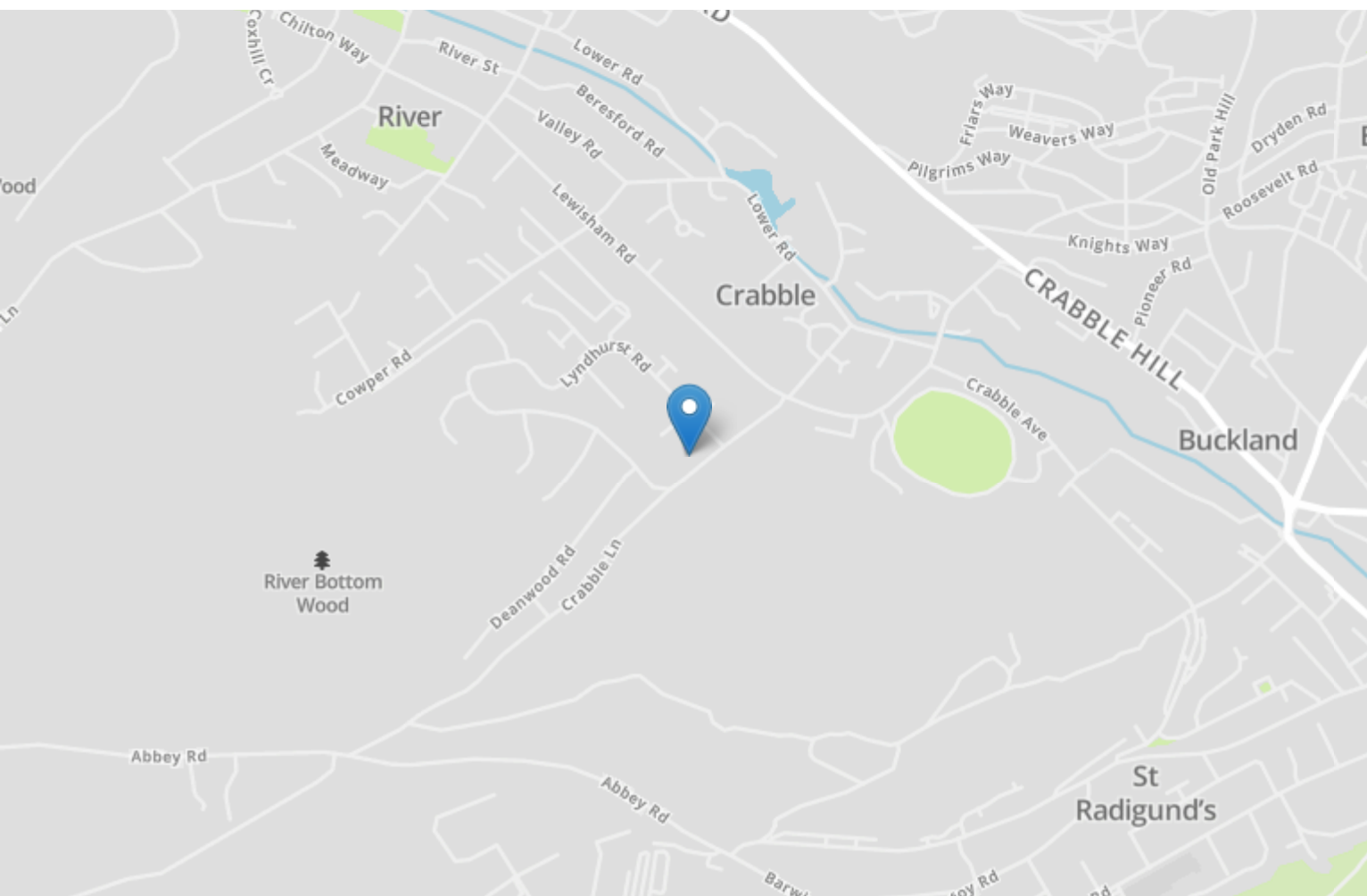


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



48 Crabble Lane

Dover
CT17 0NY

£300,000 FREEHOLD

DRAFT DETAILS...Guide Price - £300,000 - £320,000 Burnap + Abel are please to offer onto the market this two bedroom semi-detached house in the popular area of River. The property has been refurbished by the current owners to a high standard and boasts two double bedrooms, modern fitted family bathroom, living room with log burner, modern fitted kitchen with integral appliances, utility room, well kept garden with Outbuilding, which has electric and small log burner. Other benefits include gas central heating, double glazing and two off road parking spaces. 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.



Hallway

Radiator, stairs to first floor, doors to -

Living Room

13' 6" x 11' 5" (4.11m x 3.48m) - Double glazed bay window, log burner, radiator, carpeted floor

Dining Room

13' 6" x 11' 2" (4.11m x 3.40m) - under stairs cupboard, spot lit ceiling, carpeted floor

Kitchen

13' 7" x 6' 6" (4.14m x 1.98m) - tiles floor, sky light, modern fitted wall and floor units, tiled splash back, marble work surfaces, sink with mixer tap, electric hob, double oven, integral dishwasher, spot lit ceiling, double upvc doors to garden and entrance to -

Utility Room

7' 0" x 5' 5" (2.13m x 1.65m) - Windows to the rear, upvc door to rear garden, ceramic sink with mixer tap, plumbing for washing machine, wall units with wooden work surfaces, wall mounted boiler.

Bedroom 1

13' 6" x 12' 4" (4.11m x 3.76m) - double glazed bay window, fitted wardrobes, radiator.

Bedroom 2

13' 7" x 7' 9" (4.14m x 2.36m) - two double glazed windows to the rear and two radiators

Bathroom

7' 1" x 5' 1" (2.16m x 1.55m) - Bath with shower overhead, low level w.c, vanity sink, with marble splash back, tiled floor, double glazed window, radiator.

Garden

Fenced borders, paved seating area, side access and laid to lawn, with outbuilding.

Office

11' 1" x 9' 10" (3.38m x 3.00m) - laminate floor, spot lit ceiling, log burner

Store Cupboard

11' 2" x 5' 1" (3.40m x 1.55m)

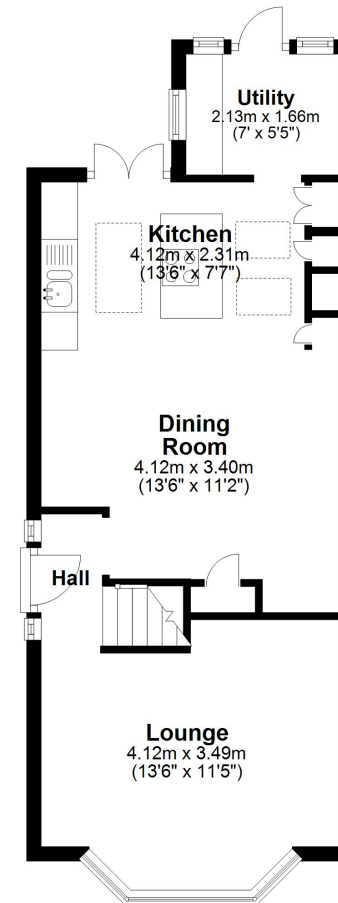
Off Street Parking

The property has parking for two cars

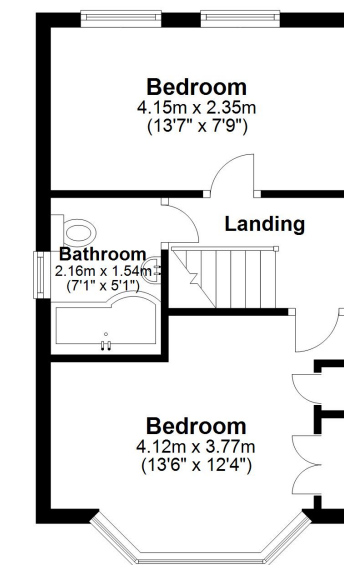
Area Information

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.

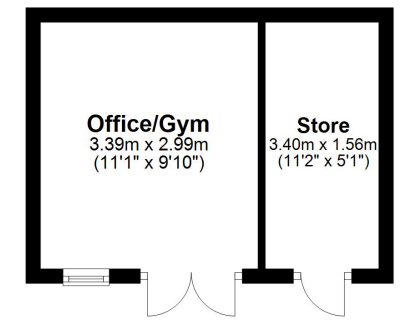
Ground Floor
Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor
Approx. 28.3 sq. metres (305.1 sq. feet)



Outbuilding
Approx. 15.8 sq. metres (169.8 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.

