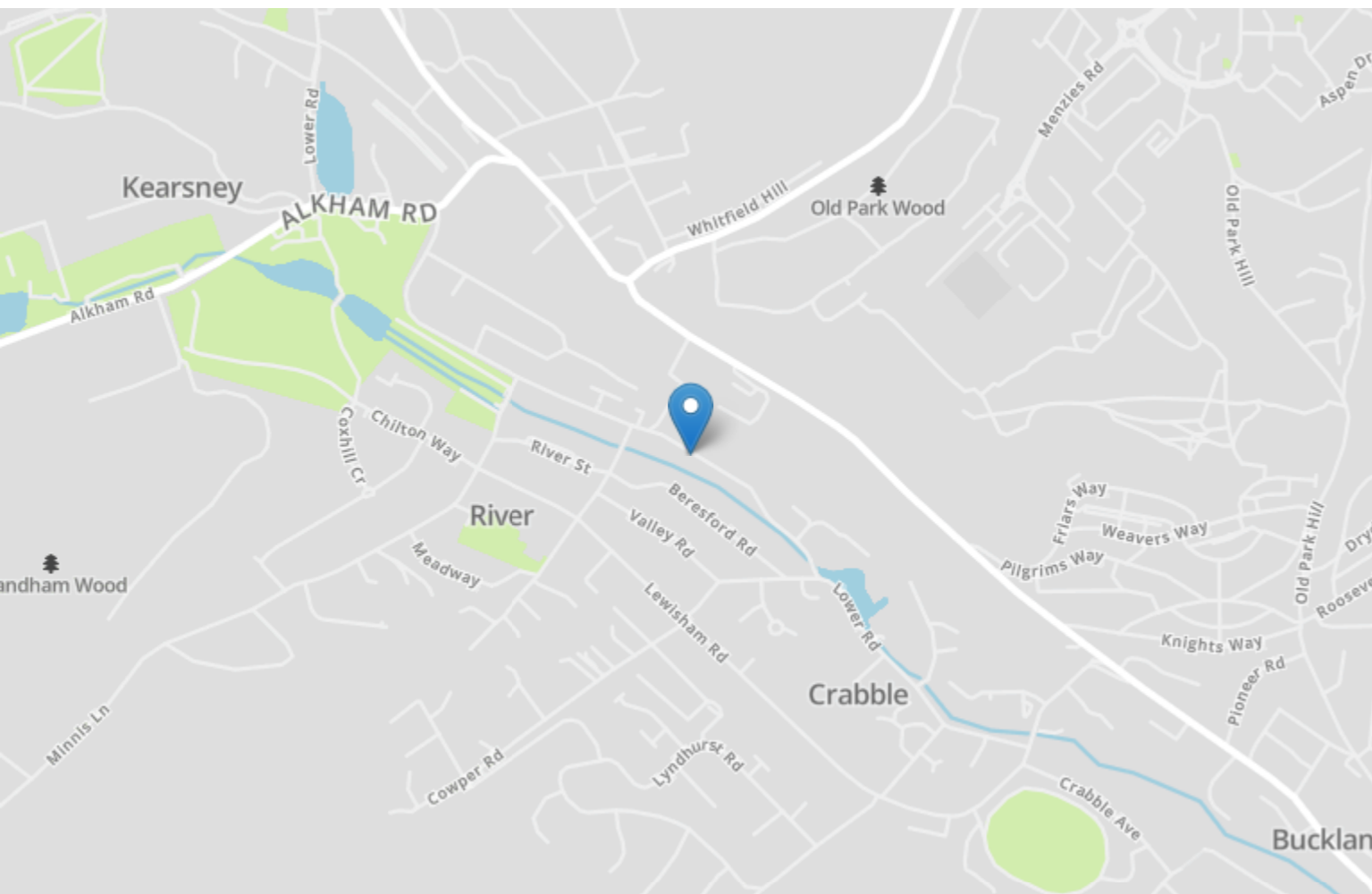


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



87 Lower Road

RIVER, Dover
CT17 0QY

£275,000 FREEHOLD

DRAFT DETAILS...Offers In Excess Of £275,000 | Fabulous Two Bedroom House With Planning Permission For A Single Storey Extension | Two Double Bedrooms | South Facing Rear Garden Backing Onto The River Dour | Walking Distance To The Highly Regarded River Primary School | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom terraced cottage located in the highly sought after Lower Road, River, Dover. The accommodation boasts two large bedrooms, family bathroom, large open plan lounge/dining room with wood burner and a fitted kitchen. Additional benefits include planning permission for a single storey extension, a fabulous sunny rear garden that backs onto the River Dour, double glazing and gas central heating (Boiler regularly serviced). Within yards of the ornamental lakeland park of Kearsney Abbey and only a short drive of Dover town centre as well as being close to the A2 and A20 trunk routes and also having Kearsney Train Station with direct services to London. Only three miles from the Port of Dover. For your chance to view call sole agent Burnap + Abel now on 01304 279107.



Porch

Lounge/Dining Room

22' 1" x 13' 0" (6.73m x 3.96m) A spacious open plan lounge/dining room - A spacious lounge area with radiator and double glazed window. The dining area has space for table and chairs, wood burner, radiator and double glazed window.

Kitchen

10' 11" x 6' 6" (3.33m x 1.98m) A mix of wall and base units, space for fridge freezer, dishwasher and cooker. Wall mounted boiler, double glazed windows and doors to the garden.

First Floor Landing

Carpeted stairs to the first floor, carpeted landing, loft hatch and doors leading to;

Bedroom One

13' 5" x 12' 5" (4.09m x 3.78m) Large double bedroom with carpeted floor, over stairs cupboard, radiator and double glazed window.

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.02m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

10' 11" x 6' 8" (3.33m x 2.03m) Bath with shower attachment, wash hand basin, low level W.C., cupboard with space and plumbing for a washing machine, radiator and frosted double glazed window.

Garden

A beautiful south facing rear garden backing onto the River! To the rear of the garden is a lovely Indian Sandstone seating area where you can sit back and relax with a drink while feeding the swans and ducks.

Planning Permission

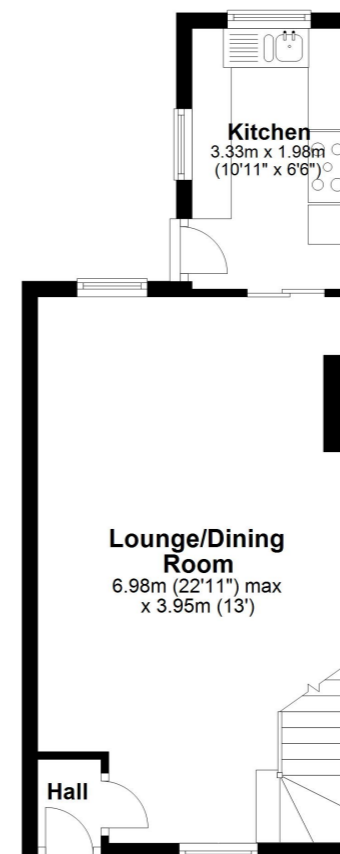
Planning permission has been granted to extend the rear of the property to form a spacious kitchen/diner. Planning reference 21/01118

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.

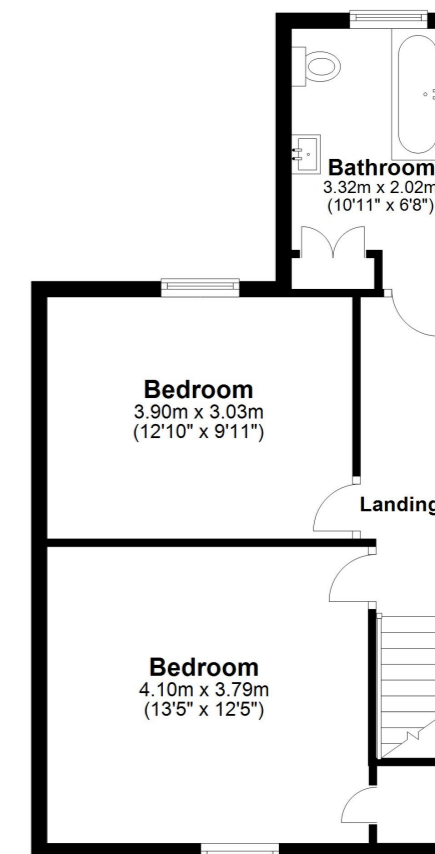
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 76.6 sq. metres (824.8 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.

