
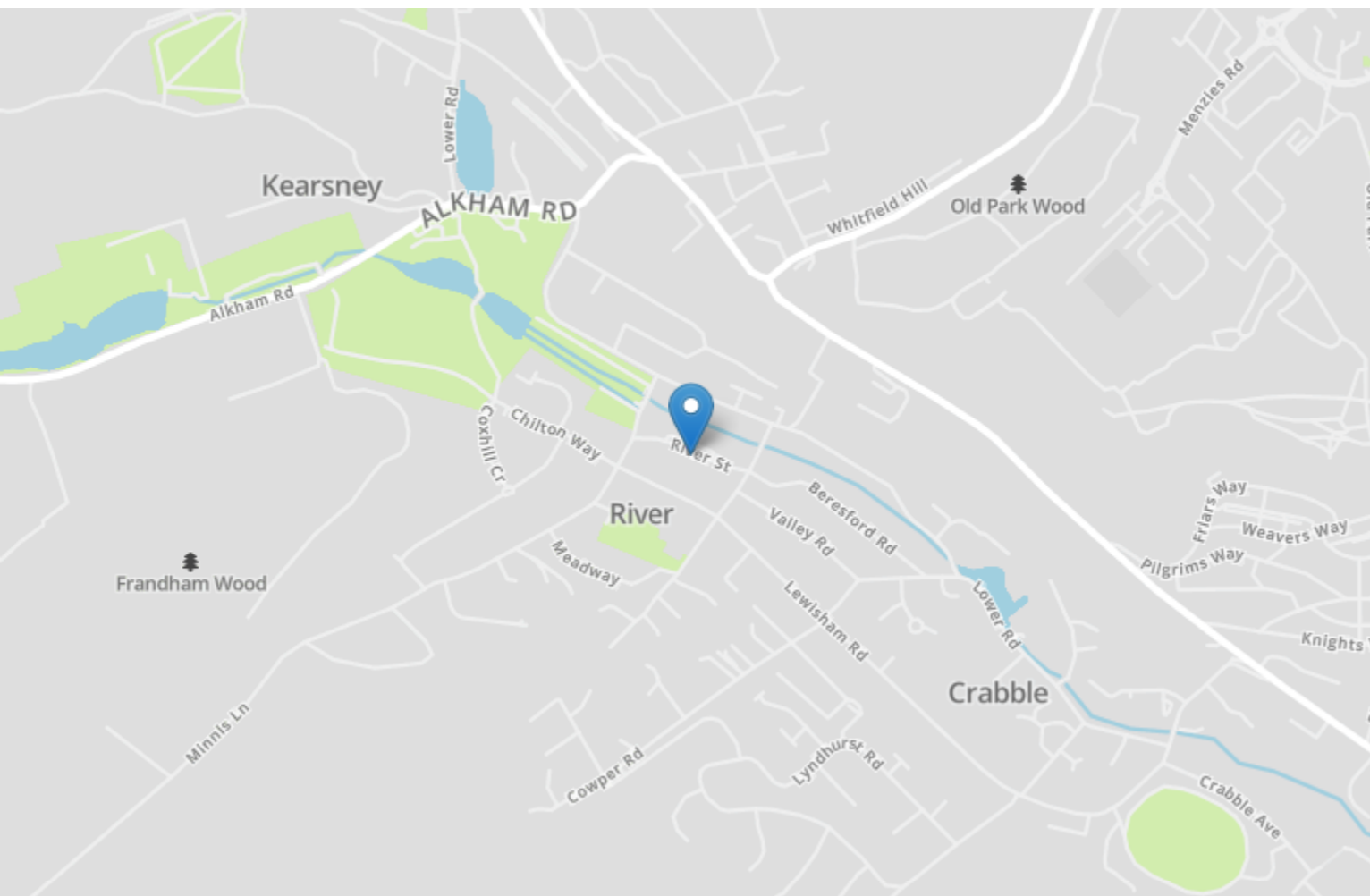


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ecclesfield 29 River Street

RIVER, Dover
CT17 0RB

£325,000 FREEHOLD

Draft Details...Fantastic Three Bed Semi Detached House | Off Street Parking | Highly sought After River Location | Walking Distance To The Highly Regarded River Primary School | Burnap + Abel are delighted to offer onto the market this fabulous three bed semi detached family home located in the highly sought after River Street, River, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge, separate dining room, kitchen, bathroom and three bedrooms. Additional benefits include off street parking, downstairs toilet, private rear garden with side access, double glazing and gas central heating (modern boiler & serviced in 2023). The village of River has been long favoured with local amenities only a stones throw away. This includes a highly rated Ofsted primary school. There is also good access to the nearby commuting roads including the A2 dual carriageway and mainline railway station at Kearsney. The Alkham Valley Road provides a pretty drive to Folkestone, the M20 Motorway and beyond. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, carpeted stairs to the first floor and doors leading to;

W.C.

Low level W.C., wash hand basin and frosted double glazed window.

Lounge

13' 5" x 11' 5" (4.09m x 3.48m) Carpeted floor, radiator and double glazed window.

Dining Room

13' 6" x 11' 6" (4.11m x 3.51m) Spacious dining room with laminate floor, cupboard space, radiator and doors leading to conservatory area.

Kitchen

9' 5" x 6' 0" (2.87m x 1.83m) A mix of wall and base units, space for cooker, washing machine and fridge freezer. Modern wall mounted boiler (serviced 2023), double glazed window and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, double glazed window and doors leading to;

Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

13' 6" x 11' 5" (4.11m x 3.48m) Double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Three

7' 8" x 6' 0" (2.34m x 1.83m) Carpeted floor, radiator and double glazed window.

Shower Room

7' 10" x 5' 10" (2.39m x 1.78m) Walk in shower, low level W.C., wash hand basin, heated towel rail, frosted double glazed windows and loft hatch.

Garden

A sunny rear garden with patio and lawn areas. Shed and side access.

Off Street Parking

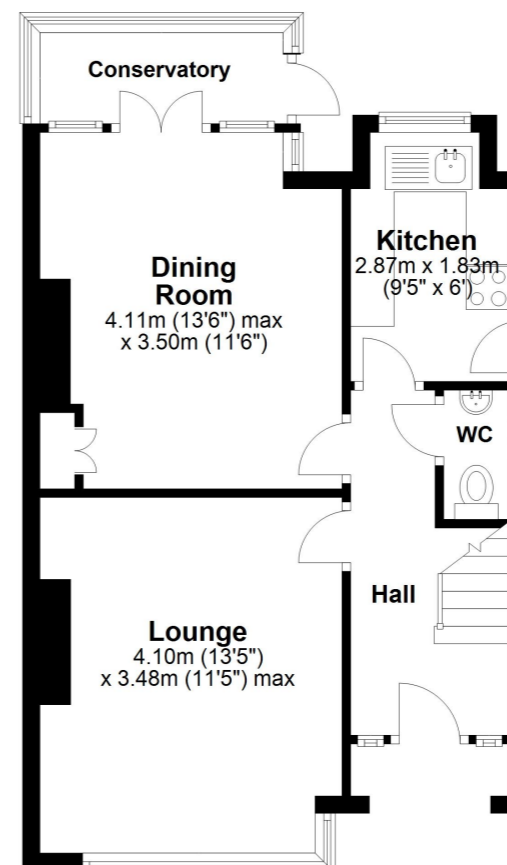
The property comes with off street parking.

Area Information

This fabulous three bed semi detached house 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.

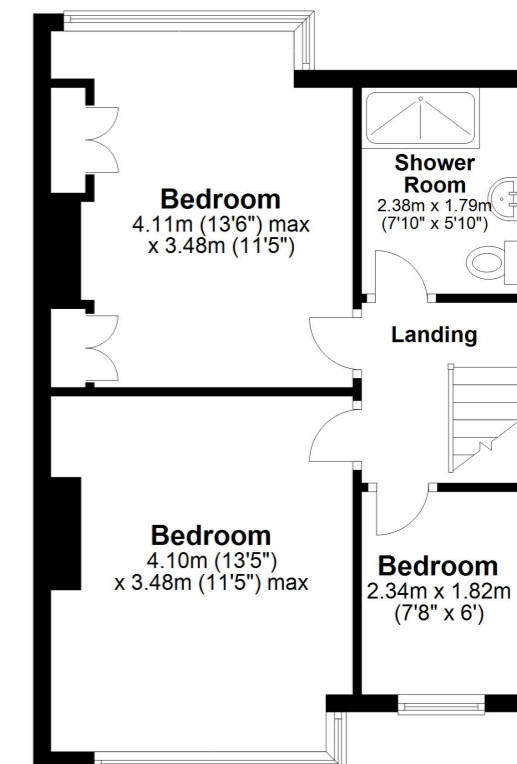
Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.5 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.

