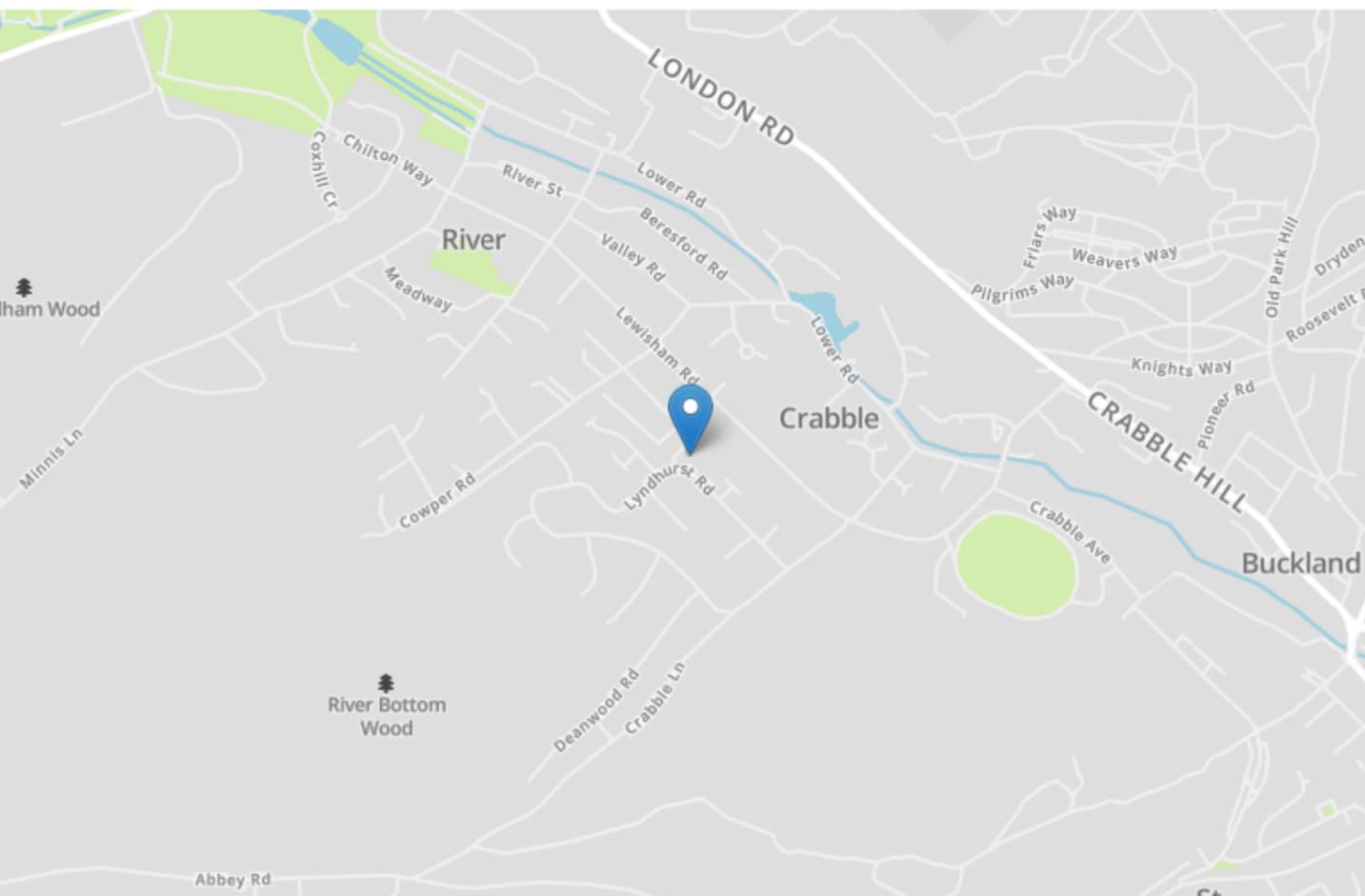


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 4 Ash Close

RIVER, Dover  
CT17 0NA

**£290,000 FREEHOLD**

Draft Details... Guide Price - £290,000 - £300,000 | Three Bed Semi-Detached House | Garage | Utility with Downstairs W.C. | Sunny Private Rear Garden | Popular Village Location... Burnap + Abel are delighted to offer onto the market this 3 double bedroom semi-detached house, situated in the highly sought after Ash Close, River. The accommodation boasts 3 double bedrooms, family bathroom with separate W.C., an airy lounge/diner, kitchen, utility room with W.C., and a garage. Additional benefits include a private and sunny rear garden, en-bloc garage located at the bottom of the cul-de-sac, double glazing and gas central heating. The property is in a quiet residential area and is within walking distance to country walks, the highly recommended River Primary School and Kearsney Abbey Gardens. There is also a recreational ground nearby as well as the Village favourite Royal Oak pub. Local bus routes pass through the village while Kearsney train station offers access to Ramsgate and London St Pancras via Dover Priory. There is easy access to the A2 toward the historic walled City centre of Canterbury and links to the M20 via the scenic Alkham Valley Road. For your chance to view please call Burnap + Abel on 01304 279107.



## Porch

## Entrance Hall

Spacious hallway with laminate wood flooring, radiator and under stair storage.

## Lounge / Dining Room

8.51m x 3.26m (27'11" x 10'8"). Bright and airy open plan lounge/diner with gas operated fire, two radiators, double glazed window, laminate wood flooring and French doors leading to garden.

## Kitchen

3.82m x 2.27m (12'7" x 7'5"). A mix of wall and base units with integrated electric double oven and gas hob. Storage cupboard, boiler and laminate wood flooring. Space for freestanding fridge/freezer and dishwasher.

## Utility Room

6.37m x 1.83m (20'11" x 6'0). Front and rear access doors, wall units, laminate flooring, radiator. Space for washing machine and tumble dryer.

## Downstairs W.C.

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

## First Floor Landing

Carpeted stairway and landing, double glazed window, airing cupboard, loft access. Leading to;

## Bedroom One

4.09m x 2.88m (13'5" x 9'5"). Double bedroom with fitted wardrobe, double glazed window, radiator, carpeted flooring.

## Bedroom Two

3.64m x 3.30m (11'11" x 10'10"). Double bedroom, built in wardrobe, double glazed window, radiator, carpeted flooring.

## Bedroom Three

Double bedroom, radiator, double glazed window, carpeted flooring.

## Bathroom

1.66m x 1.46m (5'5" x 4'9"). Bath with overhead shower, hand wash basin, double glazed window, heated towel rail, vinyl flooring.

## Separate W.C.

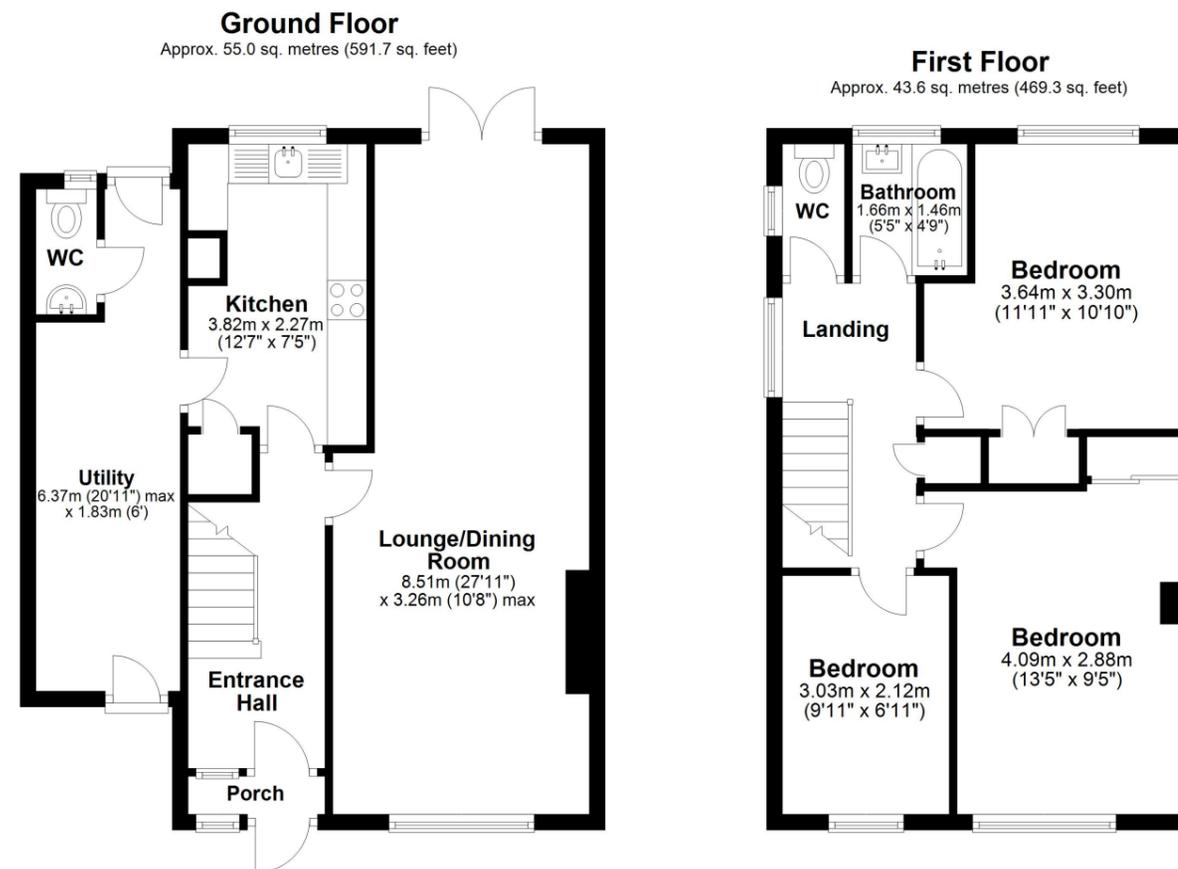
Low level W.C., radiator, vinyl flooring and double glazed window.

## Garden

Private and sunny rear garden with patio and turf.

## Garage

En-bloc garage located at the bottom of Ash close.



Total area: approx. 98.6 sq. metres (1061.0 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.

