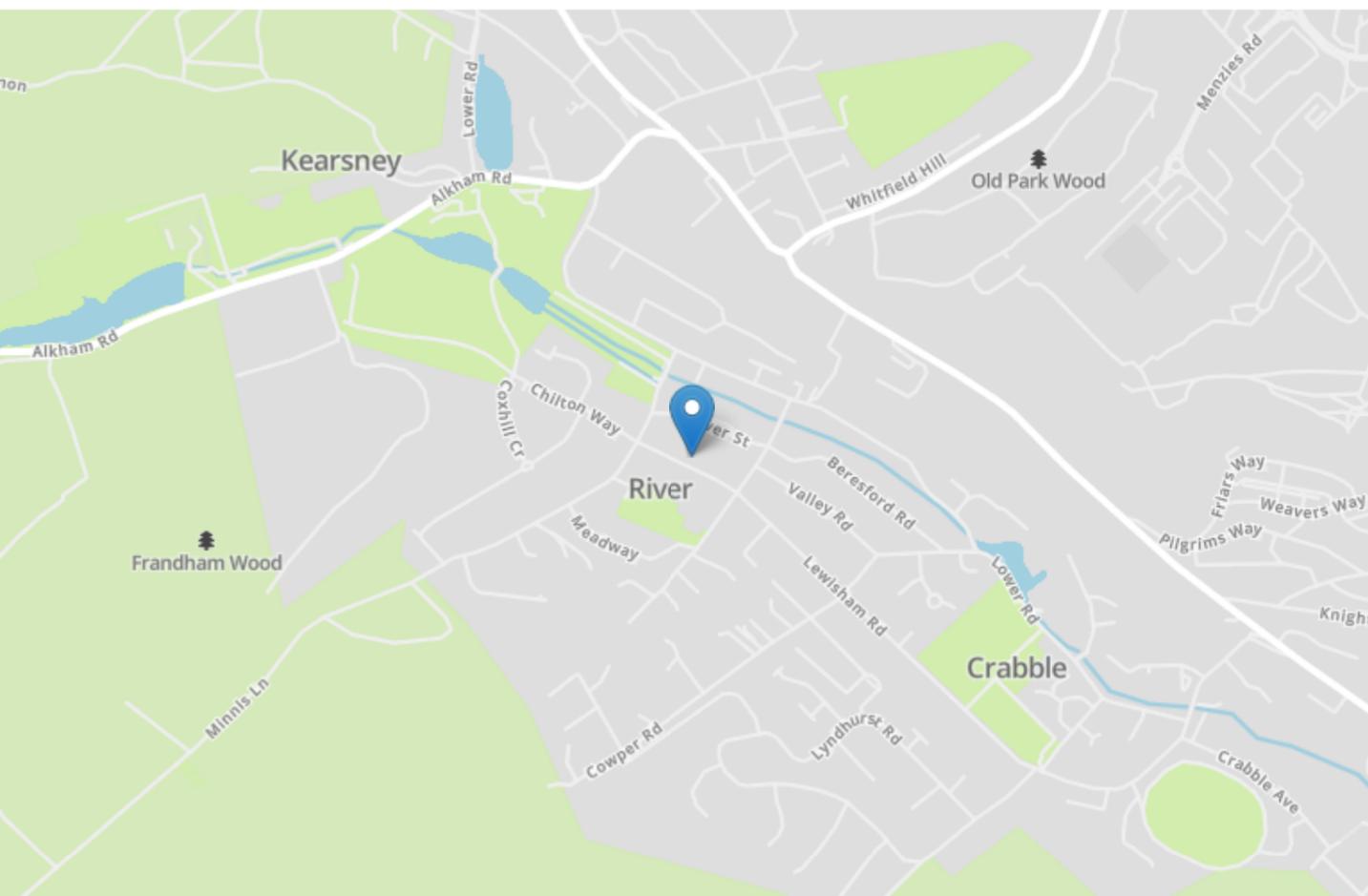


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



161 Lewisham Road

RIVER, Dover
CT17 0PP

£325,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Fabulous Chain-Free 3-Bedroom Semi-Detached Family Home – Prime River Location Set in the highly sought-after village of River, this charming three-bedroom semi-detached family home offers a perfect blend of comfort, style, and convenience. Inside, the property features a spacious lounge, dining room, and kitchen, providing plenty of room for family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all thoughtfully arranged to maximise space and natural light. Outside, the large rear garden offers ample space for relaxation and play, ideal for children or anyone who enjoys outdoor living. Additional benefits include double glazing and gas central heating. The home is just a short walk from the highly regarded River Primary School, surrounded by picturesque countryside walks and the charm of village life. This property represents a fantastic opportunity for those seeking a move-in ready home in a prime location. For your chance to view, please contact Burnap + Abel on 01304 279107.



Lounge

12' 7" x 11' 11" (3.84m x 3.63m)

Dining Room

12' 2" x 10' 8" (3.71m x 3.25m)

Kitchen

8' 11" x 6' 8" (2.72m x 2.03m)

Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

Bedroom Two

11' 7" x 10' 7" (3.53m x 3.23m)

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

Bathroom

6' 8" x 5' 9" (2.03m x 1.75m)

Garden

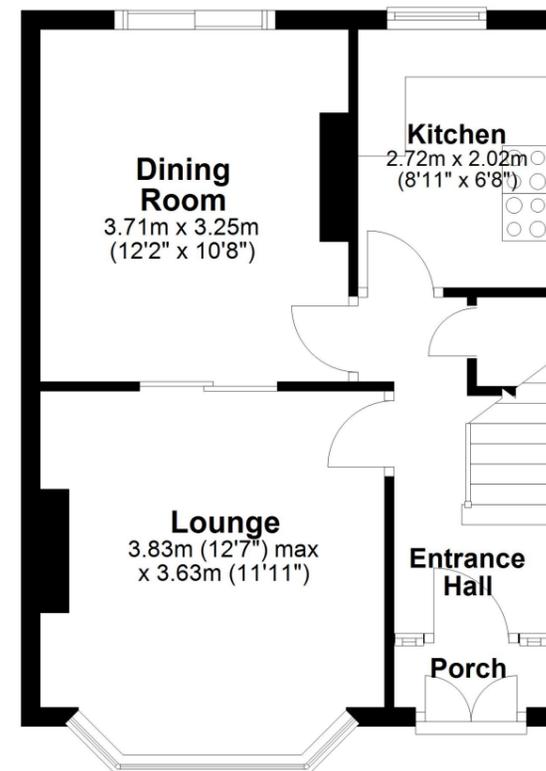
Area Information

River has several everyday amenities, including a local shop, a village hall, a pharmacy and an outstanding-rated primary school. Dover's town centre is two and a half miles away, offering a choice of high street shops and a selection of large supermarkets and leisure facilities.

The area is well connected by road, with the A2 a mile and a half away and the A20 providing access to the M20 at Folkestone. Dover Priory mainline station provides services to London St Pancras International, Charing Cross and Victoria, taking between one and two hours.

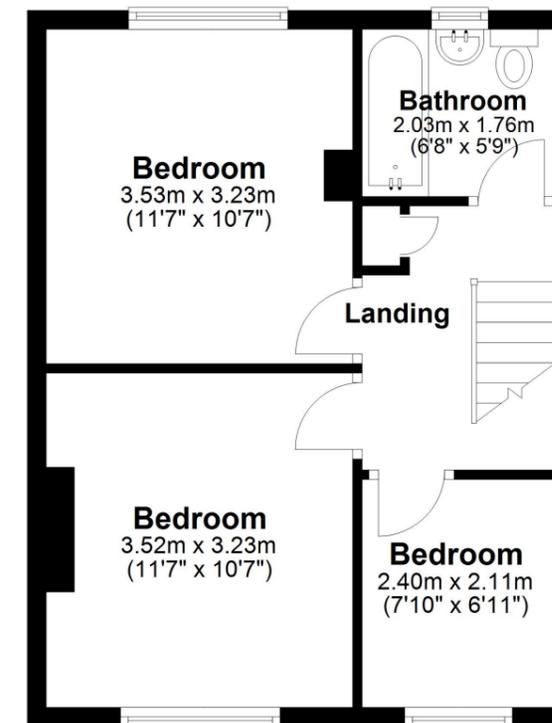
Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)

