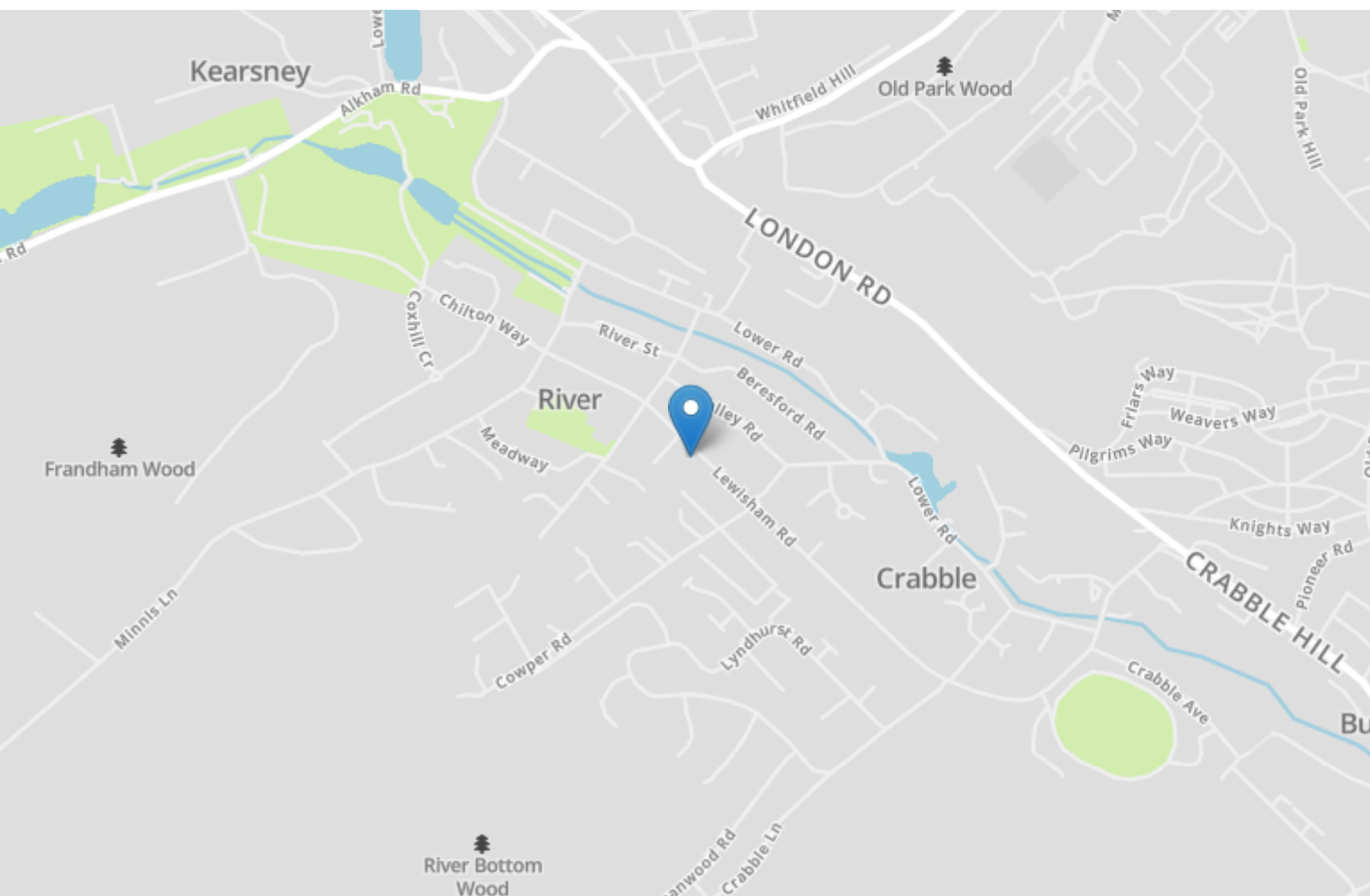


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



115 Lewisham Road

Dover
CT17 0PA

£400,000 FREEHOLD

Draft Details...Price Range £400,000 - £420,000 | CHAIN FREE | Beautiful Three Bedroom Semi Detached Family Home | Extended | Garage & Off Street Parking To The Rear | Fabulous Southerly Facing Rear Garden | New Roof (Replaced 2021 & With 10 Year Guarantee | Burnap + Abel are delighted to offer onto the market this fabulous three bed semi detached family home located in the highly sought after Lewisham Road, River, Dover. The property has benefited from a single storey extension creating wonderful entertaining space and the accommodation boasts a lounge, dining area, beautiful modern kitchen, three bedrooms and a modern family bathroom. Additional benefits include a large southerly facing rear garden, garage and parking to the rear, hardstanding paved area to the front, downstairs W.C., double glazing, gas central heating (boiler install 2020), new roof which was replaced in 2021 and has a 10 year guarantee, and NO ONWARD CHAIN. Situated on level ground and in the very heart of River, the desirable village has been long favoured with local amenities only a stones throw away. This includes a highly rated Ofsted primary school and lakeland parks of Kearsney Abbey and Russell Gardens. 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, carpeted stairs to first floor, two radiators, under stair cupboard space, cupboard with wall mounted boiler (installed 2020), double glazed window and doors leading to;

W.C.

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

Lounge

13' x 11' 2" (3.95m x 3.41m). Laminate floor, radiator and double glazed bay fronted window.

Dining Area

13' 9" x 9' 9" (4.19m x 2.97m). Laminate floor, radiator and space for a table and chairs.

Kitchen

15' 11" x 11' 3" (4.86m x 3.42m). A lovely modern kitchen (extension) with a mix of wall and base units, island with breakfast bar and wine cooler. Integrated dishwasher and washing machine, space for fridge freezer and range cooker (vendor willing to sell fridge freezer/cooker), two radiators, double glazed windows, skylight and double glazed doors leading out into the garden.

First Floor Landing

Carpeted stairs to first floor, double glazed window, loft hatch and doors leading to;

Bedroom One

13' 3" x 10' 4" (4.05m x 3.14m). Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

13' 10" x 10' 3" (4.21m x 3.13m). Double bedroom with carpeted floor, radiator and double glazed bay fronted window.

Bedroom Three

10' 5" x 6' 6" (3.17m x 1.99m). A generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

6' 11" x 6' 6" (2.11m x 1.97). Modern bathroom with a low level W.C., wash hand basin, bath with shower attachment, heated towel radiator and a frosted double glazed window.

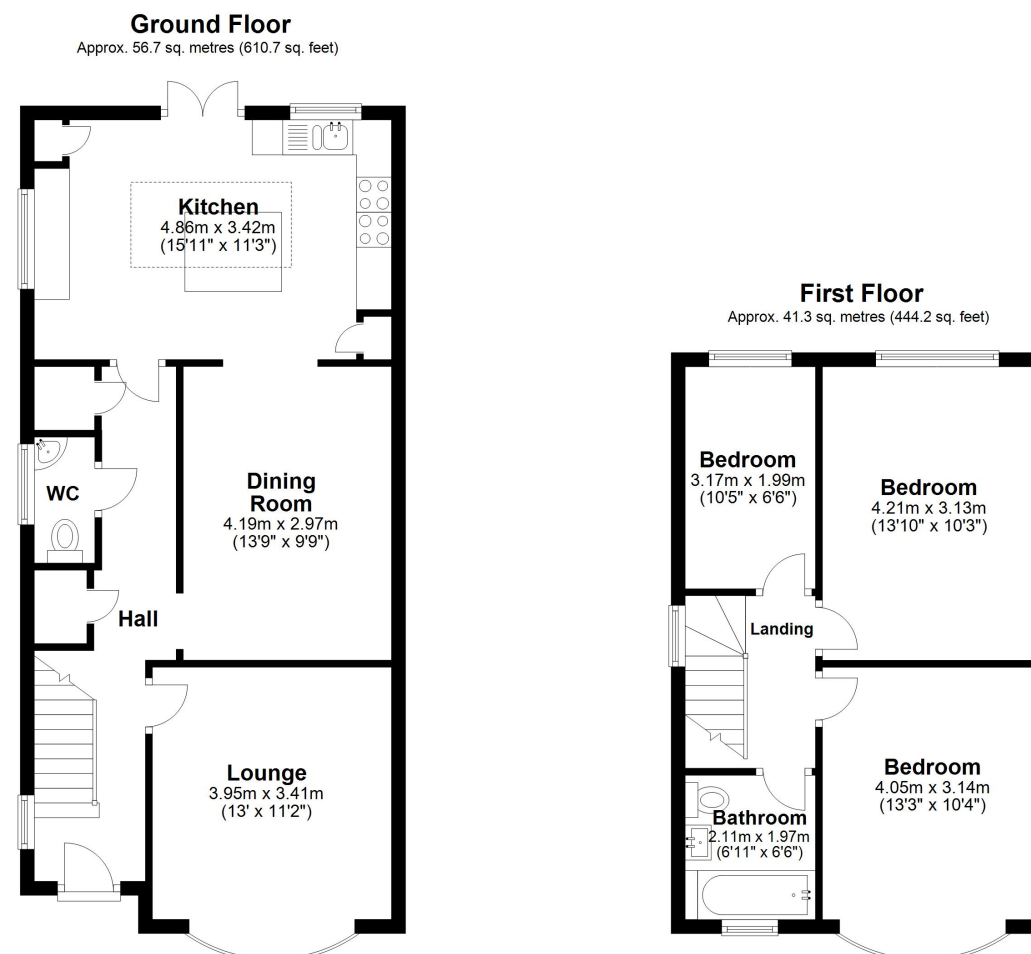
Garage & Off Street Parking

Garage at parking for two cars at the rear.

Area Information

The property lies in the village of River. 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.



Total area: approx. 98.0 sq. metres (1054.9 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.

