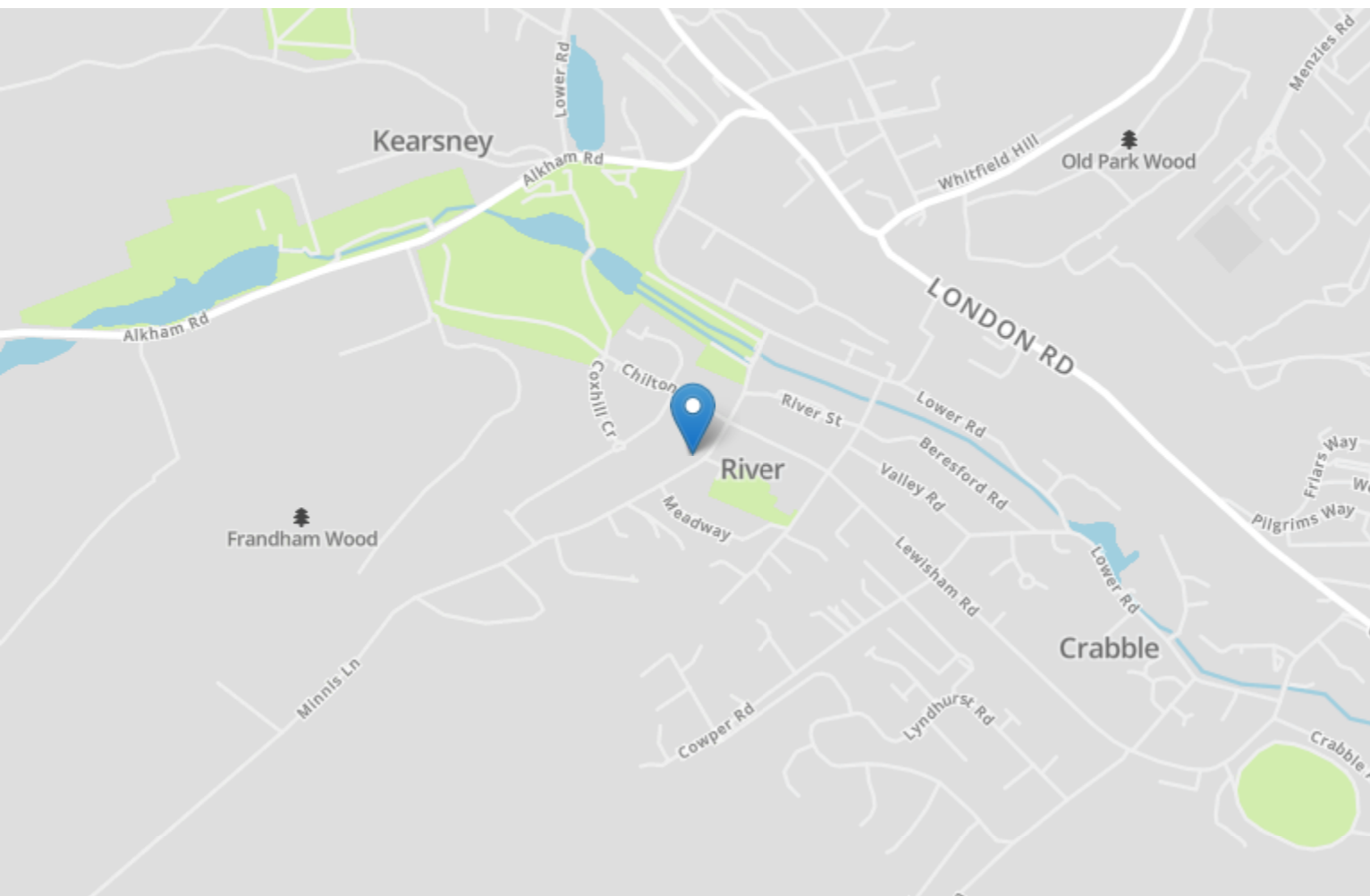


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



47 Minnis Lane

RIVER, Dover
CT17 0PR

£375,000 FREEHOLD

Draft Details...Price Range £375,000 - £385,000 | Fabulous Two Bedroom Bungalow | Garage & Off Street Parking | Large Garden | Highly Sought After River Location | Burnap + Abel are delighted to offer onto the market onto the market this beautiful two bed detached bungalow located in the highly sought after Minnis Lane, River, Dover. The property is in beautiful condition throughout and the accommodation boasts a lounge, separate dining room with multi fuel burner, two double bedroom, kitchen and modern shower room. Additional benefits include a large sunny rear garden, garage and off street parking, double glazing and gas central heating. The property is located a short walk to the village centre and reputable school. Locally you have a handy Coop, River primary school and two public houses, as well the local football club Dover Athletic and cricket ground. Within walking distance you also have Kearsney Abbey and its wonderous grounds. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, loft hatch and doors leading to;

Lounge

11' 10" x 11' 7" (3.61m x 3.53m) Laminate floor, radiator and double glazed doors to the garden.

Dining Room

16' 7" x 11' 5" (5.05m x 3.48m) Laminate floor, multi fuel burner, space for table and chairs, radiator and double glazed bay windows.

Kitchen

12' 7" x 10' 11" (3.84m x 3.33m) A mix of wall and base units, space for cooker, fridge freezer and washing machine. Double glazed windows and door to the garden.

Utility

Bedroom One

11' 10" x 11' 7" (3.61m x 3.53m) Double bedroom with laminate floor, radiator and double glazed window.

Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m) Double bedroom with laminate floor, radiator and double glazed window.

Shower Room

12' 8" x 8' 1" (3.86m x 2.46m) Modern shower room with tiled floor, walk in electric shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Garden

A large sunny rear garden with paved and lawn areas, side access and access to the garage.

Garage & Off Street Parking

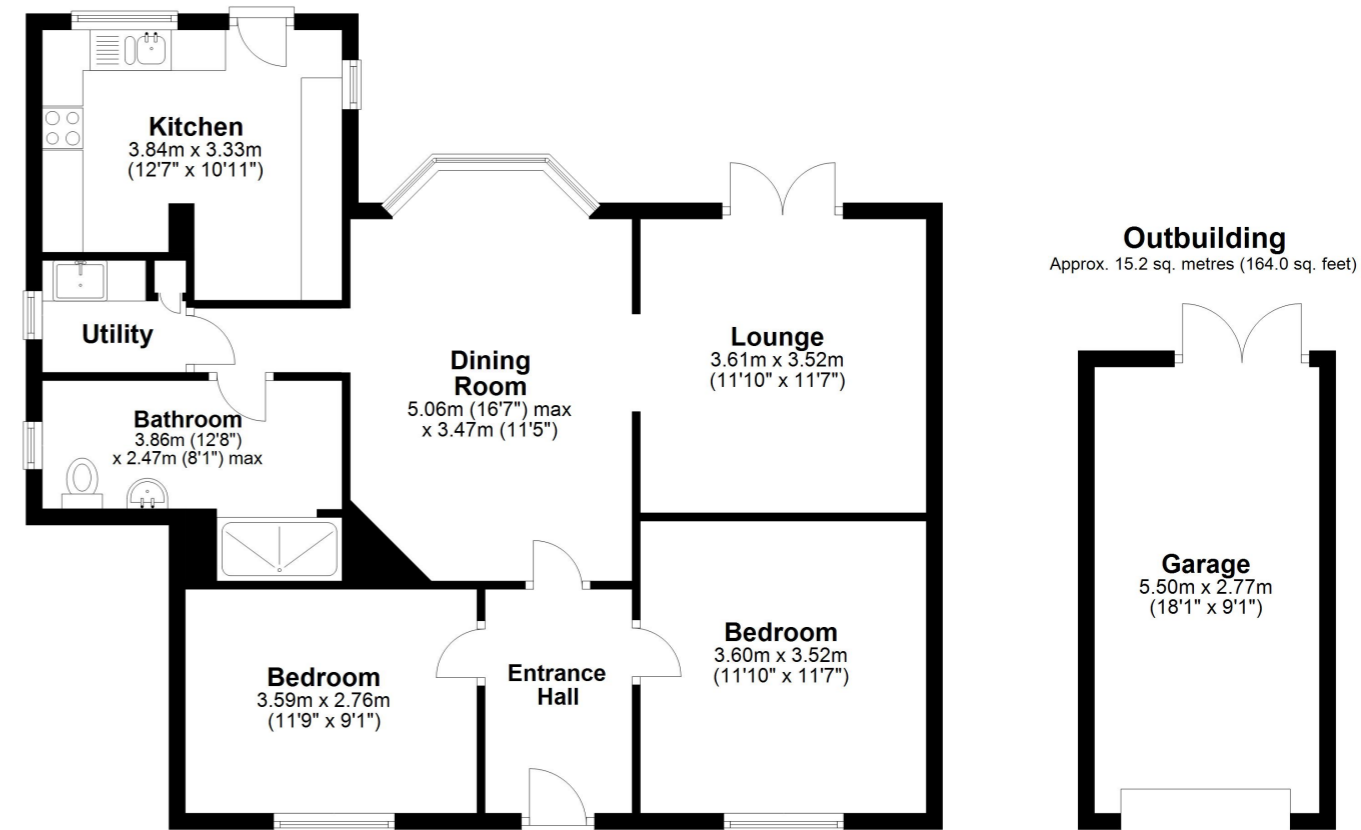
18' 1" x 9' 1" (5.51m x 2.77m) Spacious garage and off street parking for two cars.

Area Information

The property is situated in the popular River village, and is within walking distance of the local Post Office/Pharmacy, the Co-Op, the well regarded River Primary School and pretty Kearsney Abbey Gardens. There is a regular bus service from River and train station at Kearsney. From River there are excellent access routes to the A2/M2 to Canterbury and London and the M20 via the Alkham Valley. Dover Priory railway station with its fast-link train to St Pancras in just over 1 hour 10 minutes is also close-by.

Ground Floor

Approx. 82.2 sq. metres (884.8 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.

