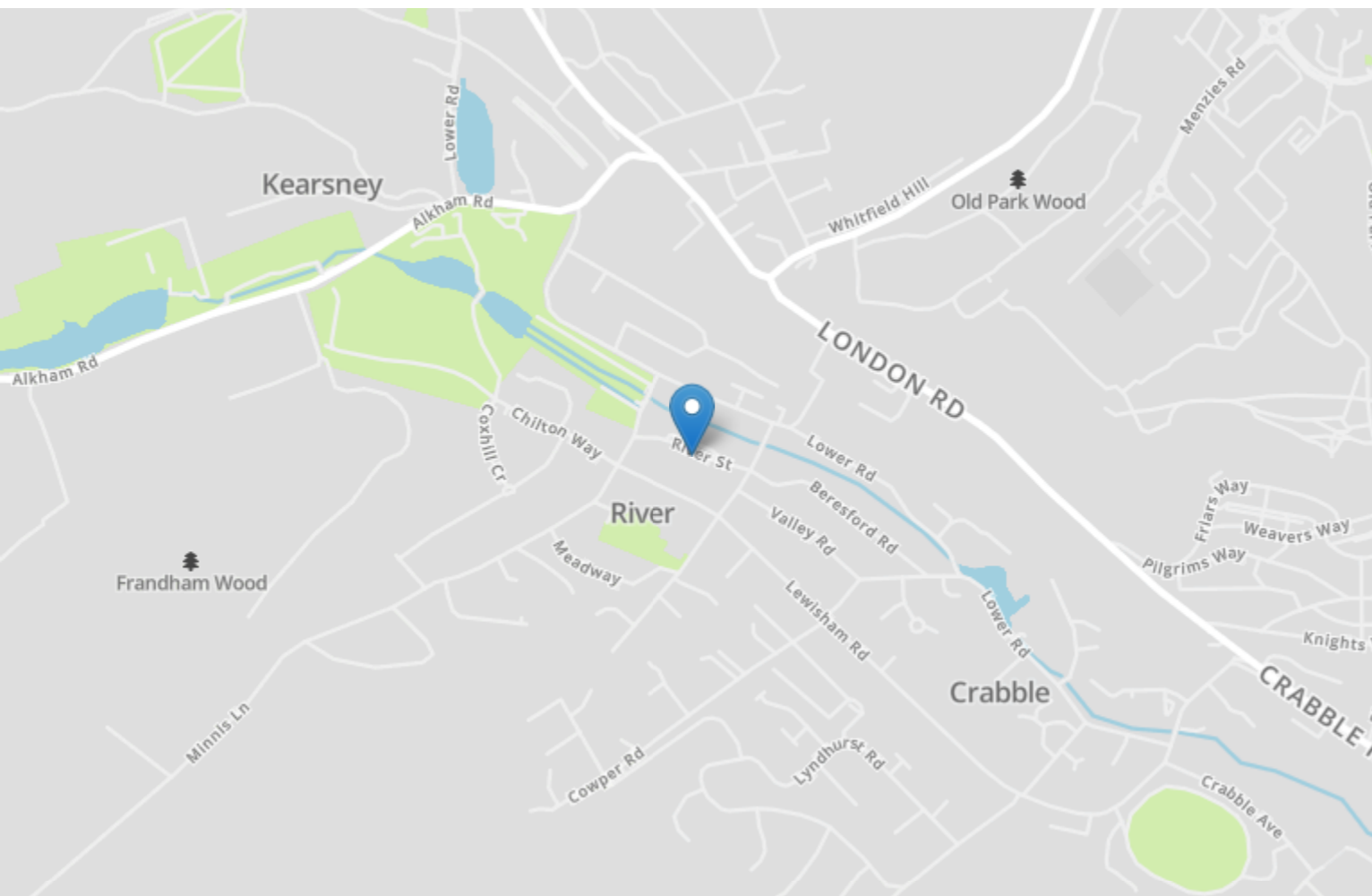


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



28 River Street

RIVER, Dover
CT17 0RB

£325,000 FREEHOLD

Draft Details...Price Range £325,000 - £350,000 | Wonderful Three Bed End Of Terrace House | Garage | Planning Permission Granted (Application Number 22/01437 | Three Double Bedrooms | Conservatory | Modern Boiler (Vendor has informed us that this was installed in 2022 & serviced in 2023) | 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 lovely condition throughout and the accommodation boasts a spacious lounge with wood burner, dining area, kitchen, three double bedrooms and a family bathroom. Additional benefits include a spacious garage, conservatory, sunny rear garden with side access & Summerhouse, two toilets, double glazing and gas central heating. The vendors have also obtained planning permission for the erection of a first floor extension and conversion of garage to create ancillary annexe and single storey rear extension (existing conservatory to be demolished). Ideally situated in the popular suburb of River and within a short stroll of the village centre and playing fields. Perfect for young families as outstanding local primary school is within walking distance of the property. There are several local shops within a short walk of the property and you can also access Kearsney railway station for access to London. For your chance to view call Burnap + Abel on 01304 279107.



Porch

Lounge

15' 5" x 11' 9" (4.70m x 3.58m) Spacious lounge with laminate floor, double glazed windows, radiator and wood burner.

Dining Room

12' 10" x 10' 6" (3.91m x 3.20m) Space for a table and chairs, laminate floor, under stairs storage cupboard and double glazed doors to the conservatory.

Kitchen

13' 1" x 8' 0" (3.99m x 2.44m) A mix of wall and base units, integrated oven/hob, dishwasher and fridge freezer. Space for washing machine, radiator and double glazed window.

Conservatory

13' 2" x 7' 7" (4.01m x 2.31m) Laminate floor, radiator, power sockets and space for a tumble dryer.

First Floor Landing

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

Bedroom One

13' 3" x 12' 0" (4.04m x 3.66m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed windows.

Bedroom Three

10' 6" x 9' 1" (3.20m x 2.77m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

8' 4" x 7' 1" (2.54m x 2.16m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail, frosted double glazed window and cupboard with a wall mounted boiler (Installed 2022 & serviced 2023).

W.C.

Low level W.C. and wash hand basin.

Bedroom Two

12' 6" x 11' 5" (3.81m x 3.48m) Double bedroom with carpeted floor, double glazed windows, radiator and built in cupboard space.

Garden

Sunny rear garden with paved and lawn seating areas. To the rear of the garden is a Summerhouse which is currently being used as a gym area. Side access.

Planning Permission - APPLICATION NUMBER 22/01437

Erection of first floor extension and conversion of garage to create ancillary annexe and single storey rear extension (existing conservatory to be demolished).

Garage

22' 8" x 11' 7" (6.91m x 3.53m)

Area Information

The property 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.

