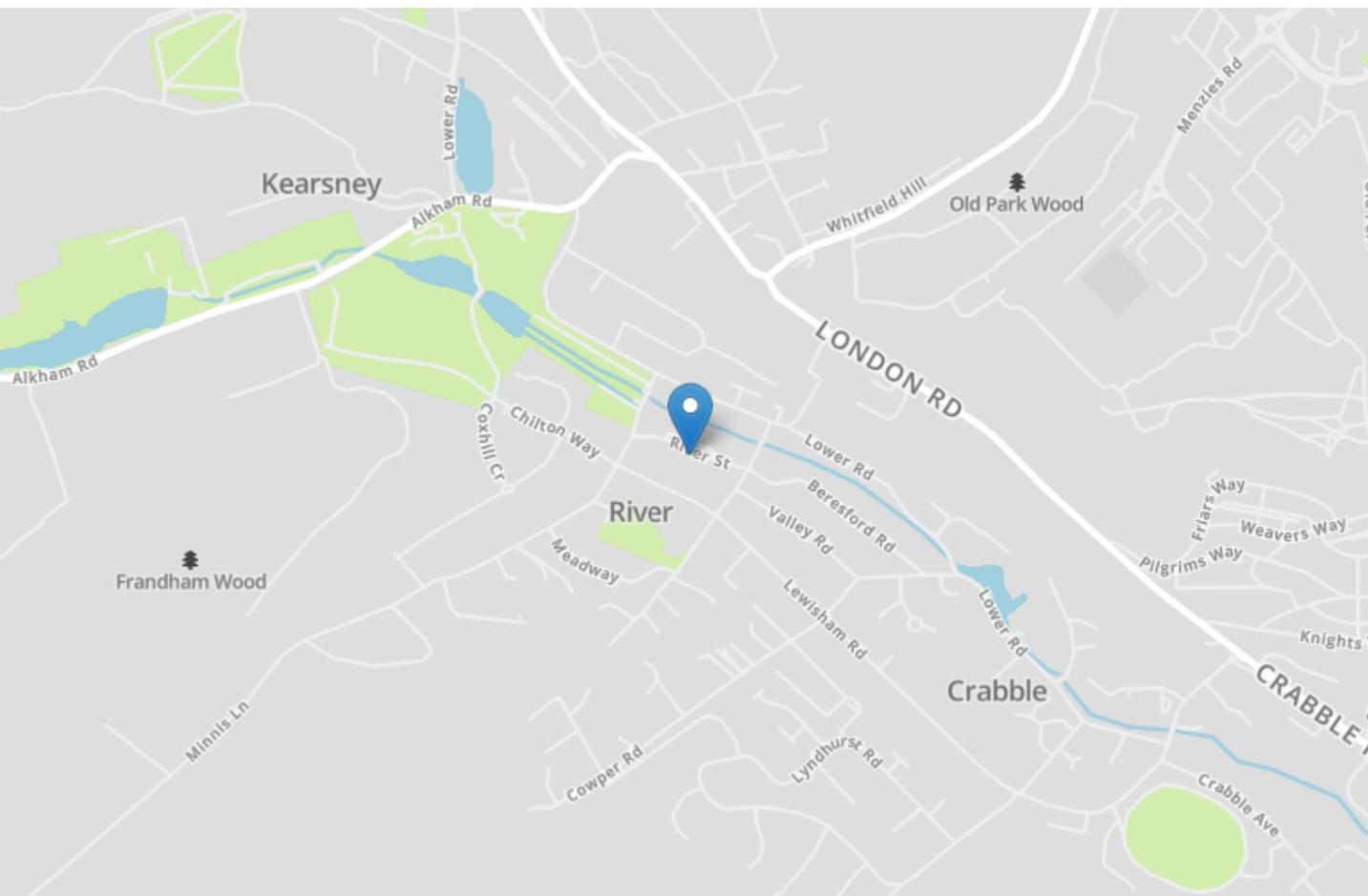


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 68 River Street

RIVER, Dover  
CT17 0RB

**£190,000 FREEHOLD**

Draft Details...Price Range £190,000 - £200,000 | Chain Free | Unique Freehold Cottage | Ideal For First Time Buyers & Those Looking To Downsize | Burnap + Abel are delighted to offer onto the market this fabulous one bedroom cottage located in the highly sought after River Street, River, Dover. This unique property would make a fantastic first purchase or buy to let investment and the accommodations boasts a lounge, kitchen, bedroom and bathroom. Additional benefits include the location and that there is NO ONWARD CHAIN. 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.



### Lounge

17' 5" x 9' 7" (5.31m x 2.92m) Carpeted floor, window, spiral staircase and electric heater.

### Kitchen

9' 7" x 5' 11" (2.92m x 1.80m) A mix of wall and base units, integrated oven/hob, space for washing machine, fridge and freezer. Window.

### Bedroom

18' 4" x 9' 7" (5.59m x 2.92m) Double bedroom with carpeted floor, built in cupboard space, electric heater and windows.

### Bathroom

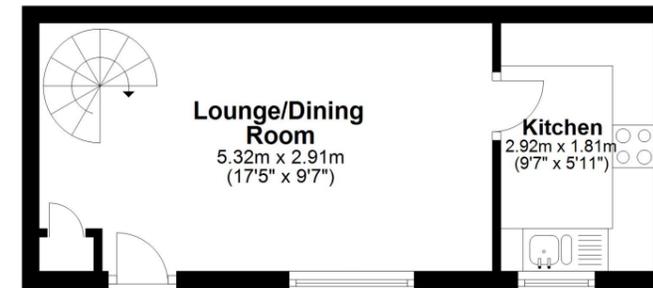
9' 7" x 5' 0" (2.92m x 1.52m) Bath, low level W.C., wash hand basin, wall mounted boiler, electric heater and window.

### Area Information

This unique freehold 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.

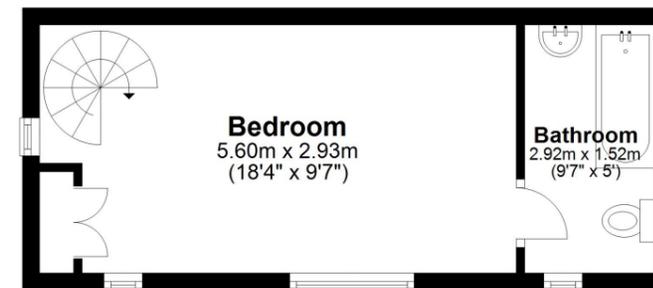
### Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



### First Floor

Approx. 21.0 sq. metres (226.5 sq. feet)



Total area: approx. 42.1 sq. metres (453.1 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.

