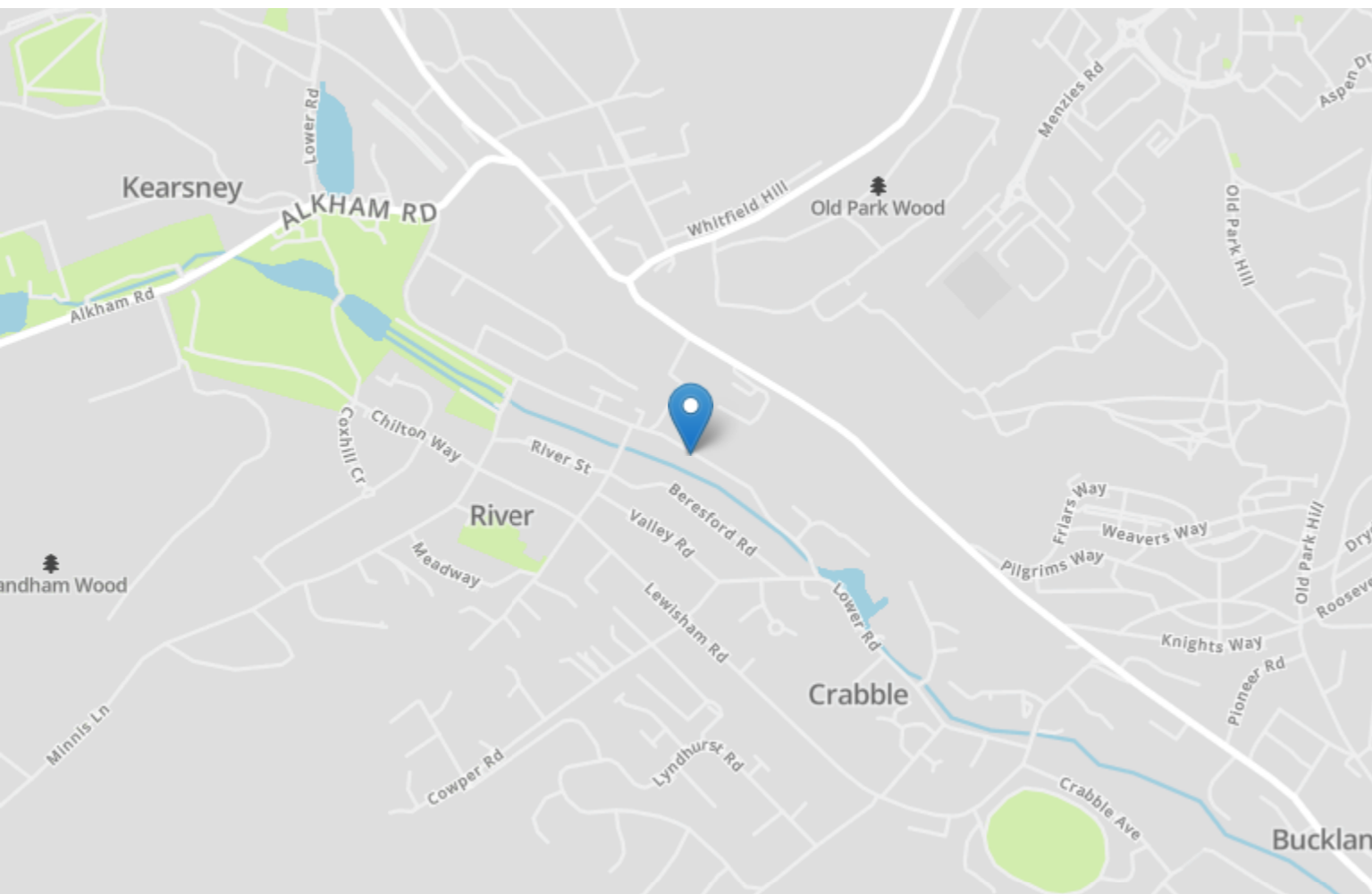


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 93 Lower Road

RIVER, Dover  
CT17 0QY

**£300,000 FREEHOLD**

Draft Details... Price Range £300,000 to £325,000 | Extended Two Bedroom Home | Fantastic Condition Throughout | South Facing Garden Backing On To The River Dour | Study/Dressing Room | Large Modern Kitchen/Diner | Triple Glazing To The Front | Highly Sought After River Location | Walking Distance To The Highly Sought After River Primary School | Burnap + Abel are delighted to offer this stunning two bedroom extended home located in the highly sought after Lower Road, River. Absolutely ideal for first time buyers, small families and those wishing to downsize, this lovely property offers plenty of character and original features. The accommodation comprises of two good size bedrooms, large modern family bathroom with separate walk in shower, spacious living room and a large modern fitted kitchen/dining room. Additional benefits include study/dressing room, bespoke floor to ceiling cupboard (on landing), triple glazing to the front/double glazing to rear, gas central heating, wood/coal burner and a beautiful south facing rear garden that backs onto the River Dour. Within yards of the ornamental lakeland park of Kearsney Abbey and only a short drive of Dover town centre as well as being close to the A2 and A20 trunk routes and also having Kearsney Train Station with direct services to London. Only three miles from the Port of Dover. For your chance to view call sole agent Burnap + Abel now on 01304 279107.





## Lounge

23' 3" x 13' 8" (7.09m x 4.17m) A large open plan living room with classic Oak click laminate flooring, dual wood/coal burning fire place, three radiators, modern triple glazed window to the front with shutters, composite front door and a lovely composite stable door to rear.

## Kitchen/Dining Room

27' 2" x 6' 10" (8.28m x 2.08m) A beautiful extended kitchen/dining room with karndeian flooring, a mix of modern wall and base units, integral cooker, hob + extractor fan, space for fridge freezer, dish washer, washing machine, tumble dryer, double glazed window, plenty of space for a table and chairs and double glazed doors leading to the rear garden.

## First Floor Landing

Carpeted stairs and landing, loft hatch, bespoke floor to ceiling cupboard and doors leading to;

## Bedroom One

10' 2" x 13' 8" (3.10m x 4.17m) Large Double Bedroom with carpeted floor, radiator, and modern triple glazed window with shutters.

## Bedroom Two

12' 9" x 7' 3" (3.89m x 2.21m) Double bedroom with carpeted floor, radiator and double glazed window.

## Study/Dressing Room

11' 2" x 6' 11" (3.40m x 2.11m) A real bonus is this extra room upstairs which the current vendors are using as a dressing room. This could also be used as a study for those who work from home.

## Bathroom

15' 0" x 6' 9" (4.57m x 2.06m) A lovely modern family bathroom with a free standing tub, separate walk in shower with rainfall shower head, low level W.C., wash hand basin, heated towel rail, airing cupboard and a frosted double glazed window.

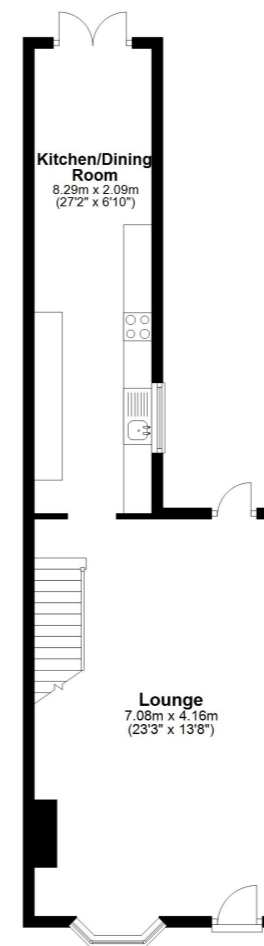
## Rear Garden

A beautiful south facing rear garden backing onto the River! To the rear of the garden is a lovely decked seating area where you can sit back with a drink and relax looking out onto the River Dour. As well as the decked area the garden has a patio and lawn area which is surround by beautiful shrubs and rose bushes. To the side of the garden the vendors have a shed and a log store for the wood/coal burner.

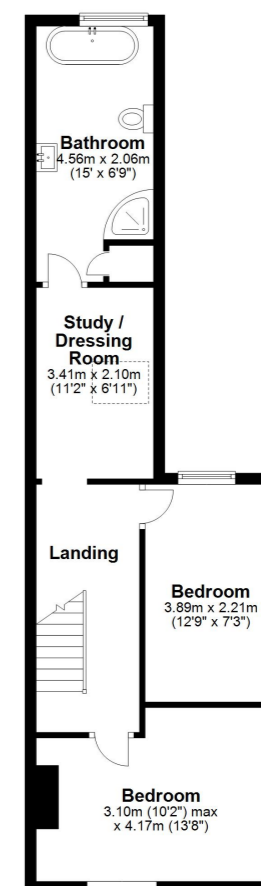
## Area Information

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.

**Ground Floor**  
Approx. 47.1 sq. metres (507.3 sq. feet)



**First Floor**  
Approx. 46.4 sq. metres (499.8 sq. feet)



Total area: approx. 93.6 sq. metres (1007.1 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.

