
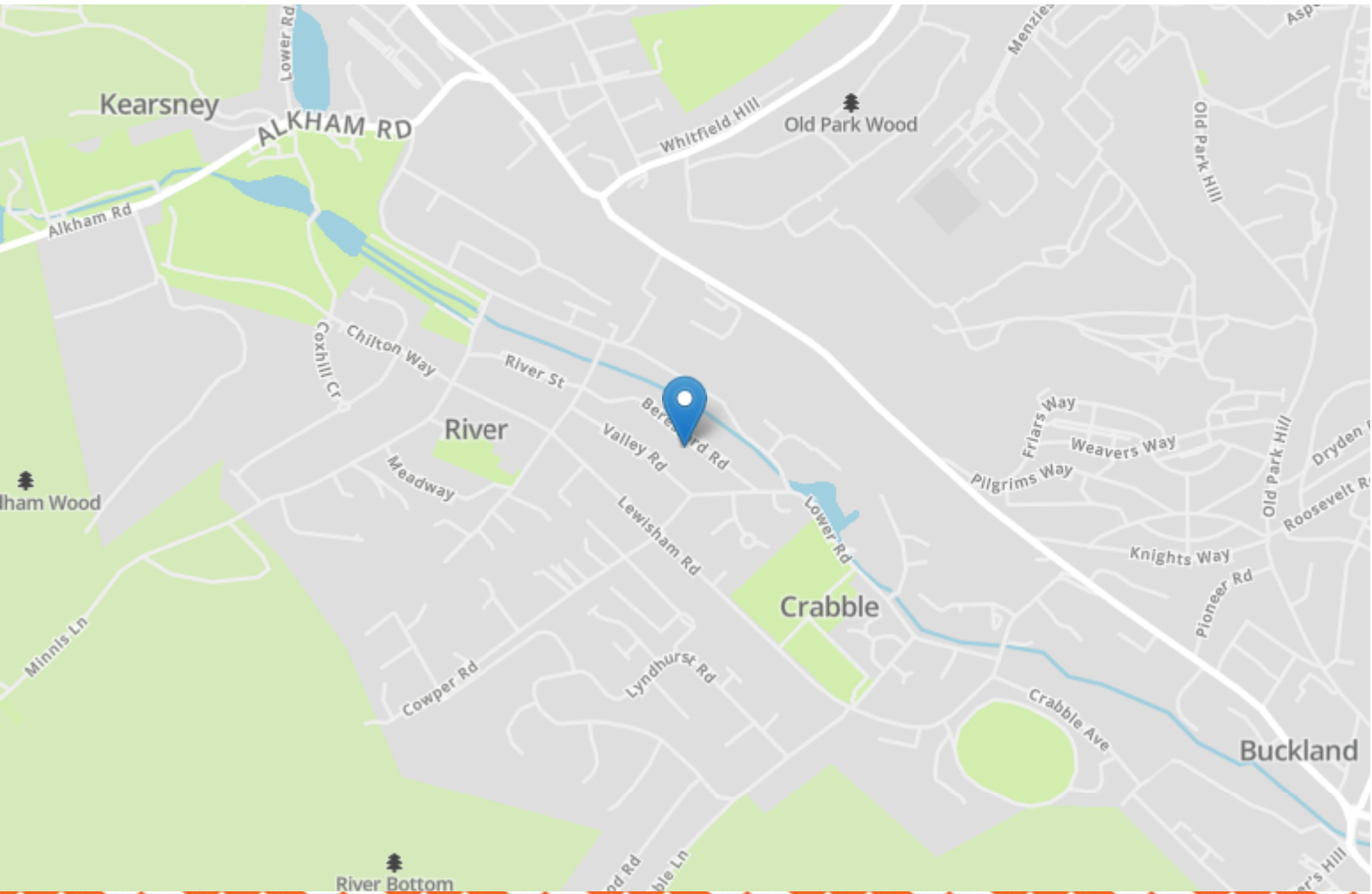


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 17 Beresford Road

RIVER, Dover  
CT17 0QS

**£325,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this wonderful two bedroom detached bungalow located in the highly sought after Beresford Road, River, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/dining room, modern style kitchen, two bedrooms and a modern style shower room. Additional benefits include off street parking, garden with side access, large loft offering conversion potential (subject to obtaining planning permission), double glazing and gas central heating. This home is situated in the sought-after and well regarded village of River with excellent local facilities within walking distance. These include a very popular primary school, a local Co-Op on Lower Road, a pharmacy/convenience store, public houses and Chinese takeaway. Kearsney Abbey & Russell Gardens are a few minutes' walk away for those keen dog walkers or those who enjoy the outside surroundings. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Kearsney train station is a short distance away and has access to Canterbury East on its route to London Victoria. For your chance to view call sole agent Burnap + Abel on 01304 279107.





Entrance Hall

Lounge/Dining Room

25' 11" x 11' 4" (7.90m x 3.45m)

Kitchen

14' 9" x 7' 1" (4.50m x 2.16m)

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

Bedroom Two

9' 7" x 8' 0" (2.92m x 2.44m)

Shower Room

7' 0" x 6' 5" (2.13m x 1.96m)

Loft Space

34' 5" x 12' 3" (10.49m x 3.73m)

Garden

Off Street Parking

Off street parking for approximately Two/Three Cars.

Area Infromation

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, 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.

