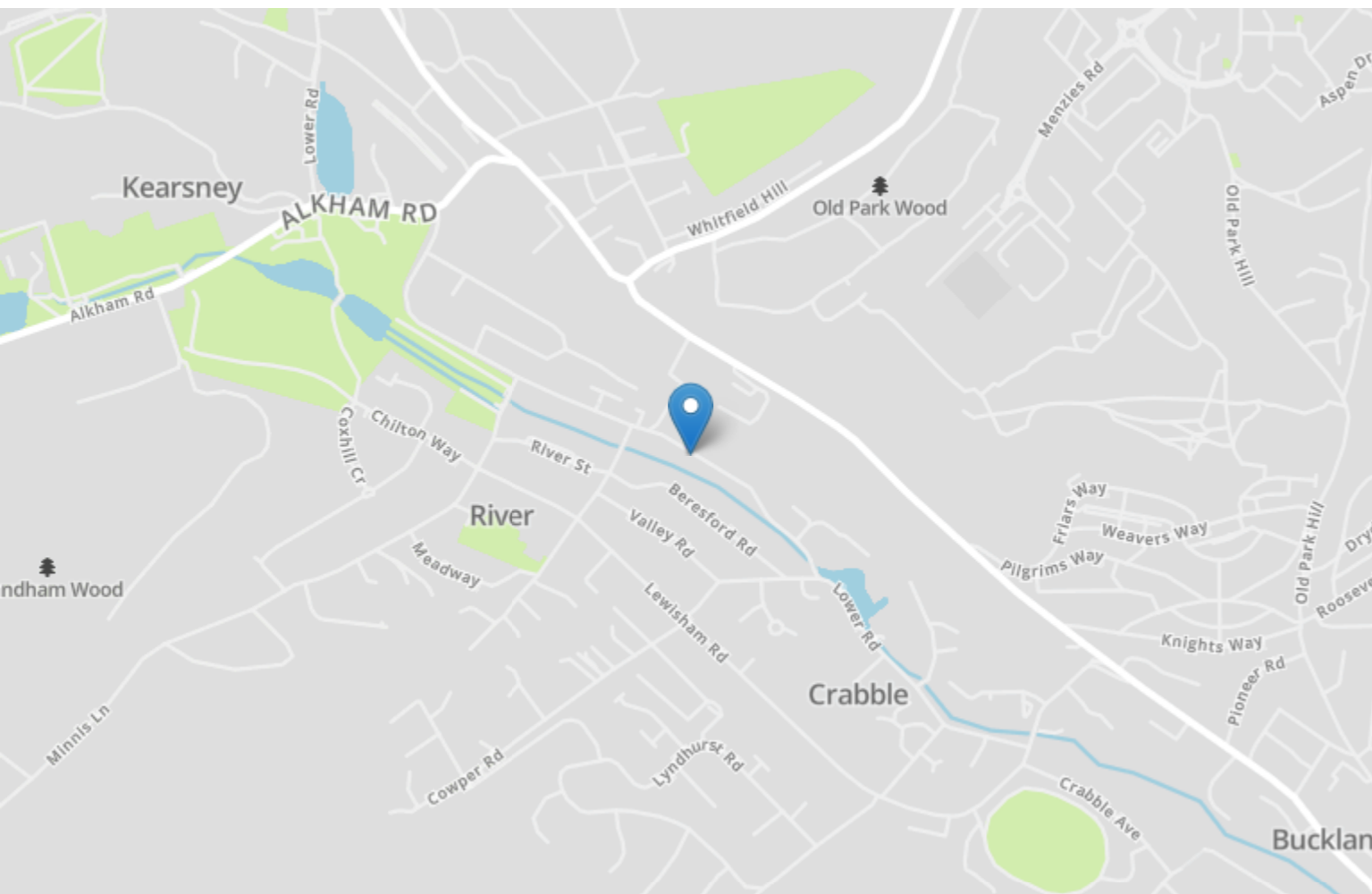


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

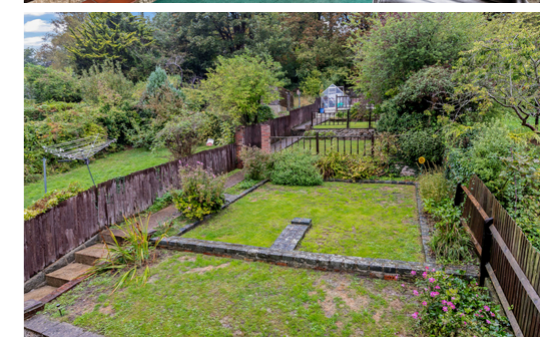


62 Lower Road

RIVER, Dover
CT17 0QY

£300,000 FREEHOLD

Draft Details...Chain Free | Fabulous Three Bedroom Family Home | Garage | Study | Three Double Bedrooms | Large Rear Garden | Walking Distance To The Highly Sought After River Primary School...Burnap + Abel are delighted to offer onto the market this fantastic three bedroom family home located in the highly sought after Lower Road, River. This fantastic property would be an ideal family home and boasts a large lounge/dining room, kitchen/breakfast room, family bathroom and three double bedrooms. Additional benefits include a garage, study, a large sunny rear garden boasts fantastic views, double glazing, gas central heating (boiler installed 2021 & annually serviced with latest service being the 04/10/24) and NO ONWARD CHAIN. As well as being just a short walk from the highly sought after River primary school the property is within easy reach of the local Co-Op and pharmacy. The property is ideal for walks to Kearsney Abbey and Russell Gardens. For your chance to view call Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Laminate floor, radiator, under stairs cupboard, carpeted stairs to the first floor and doors leading to;

Lounge

13' 8" x 10' 11" (4.17m x 3.33m) Carpeted floor, fire place, radiator and double glazed bay fronted window.

Dining Room

11' 5" x 10' 11" (3.48m x 3.33m) Carpeted floor, space for table and chairs, radiator and double glazed French doors (Replaced 2022) leading to the garden.

Kitchen

13' 11" x 15' 5" (4.24m x 4.70m) A mix of wall and base units, space for fridge freezer, washing machine and cooker. Double glazed window (replaced 2022), radiator and door to the garden.

Study

9' 0" x 6' 11" (2.74m x 2.11m) Carpeted floor, radiator and double glazed window.

First Floor Landing

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

Bedroom One

13' 8" x 11' 11" (4.17m x 3.63m) Large double bedroom with carpeted floor, radiator and double glazed bay fronted window.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m) Double bedroom with carpeted floor, radiator and double glazed windows (Replaced 2022).

Bedroom Three

8' 10" x 14' 10" (2.69m x 4.52m) Double bedroom with carpeted floor, radiator and double glazed window (Replaced 2022).

Bathroom

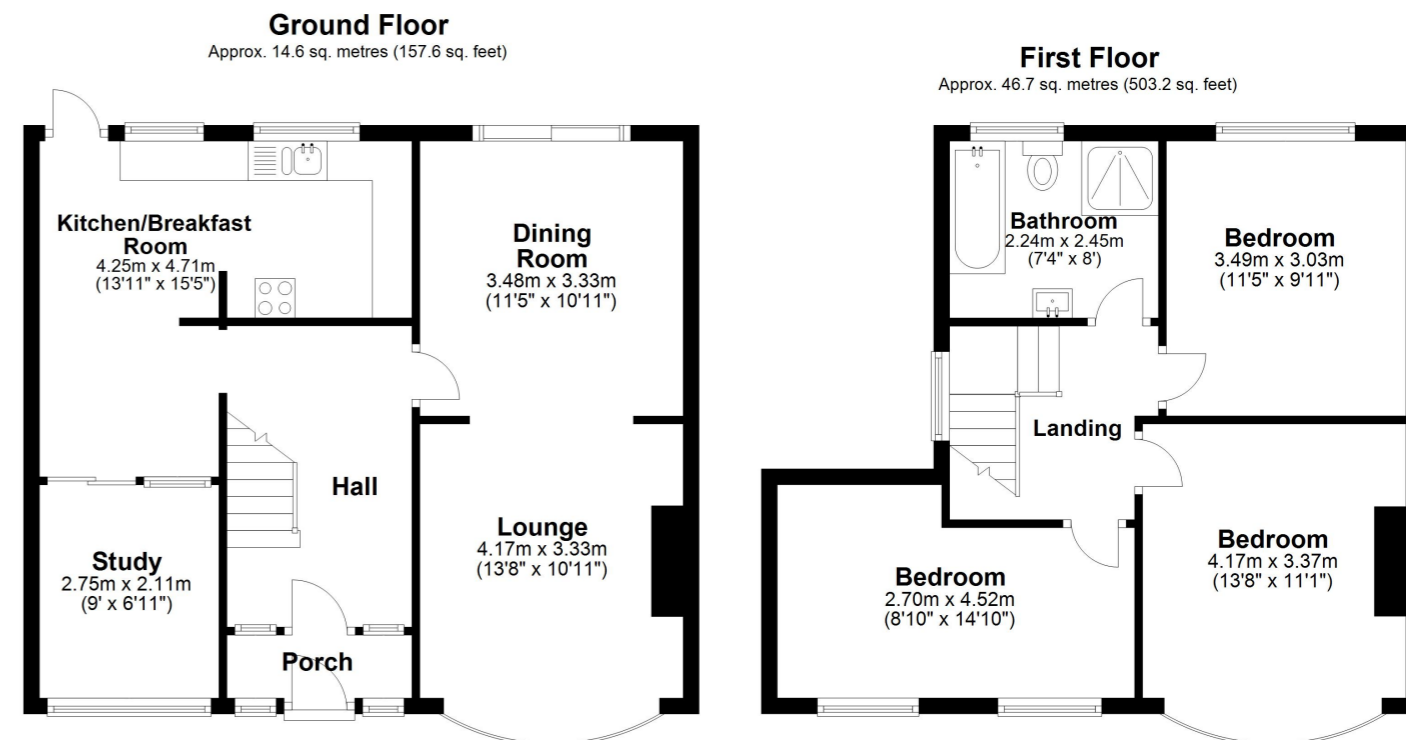
7' 4" x 8' 0" (2.24m x 2.44m) Modern bathroom with low level W.C., bath, separate shower, wash hand basin, radiator and double glazed window (Replaced 2022).

Garden

A large sunny rear garden with various patio, decked and lawn areas. Greenhouse.

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.



Total area: approx. 61.4 sq. metres (660.7 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.

