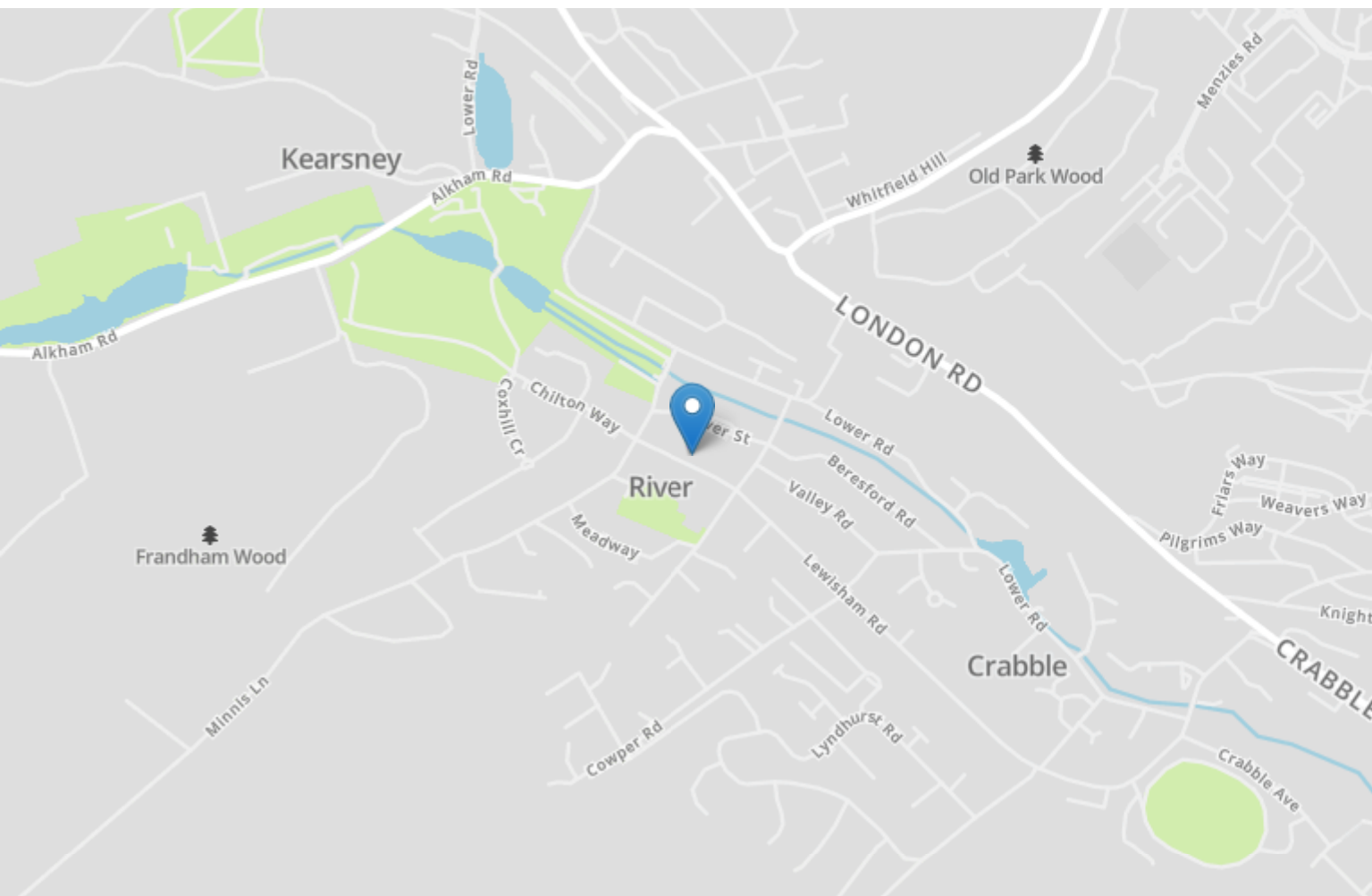


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



182 Lewisham Road

RIVER, Dover
CT17 0PP

£300,000 FREEHOLD

Draft Details...PRICE RANGE £300,000 - £325,000 | Fantastic Three Bed Semi Detached House | Off Street Parking | Downstairs W.C. | Beautiful Modern Fitted Kitchen | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached family home located in the highly sought after Lewisham Road, River, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge, beautiful modern fitted kitchen (fitted 2023), three bedrooms and a family bathroom. Additional benefits include off street parking, private rear garden with side access, conservatory, downstairs WC/utility, double glazing and gas central heating (boiler serviced 04/10/23). 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 the 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

Entrance Hall

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

Lounge

17' 9" x 11' 9" (5.41m x 3.58m) Spacious lounge with carpeted floor, radiator and double glazed bay fronted window.

Kitchen/Dining Room

17' 7" x 8' 10" (5.36m x 2.69m) Modern fitted kitchen (fitted 2023) with a mix of wall and base units, cupboard with wall mounted boiler (serviced October 2023), integrated oven/hob, space for fridge, freezer, washing machine and dishwasher. Double glazed window.

Utility/W.C.

Low level W.C., wash hand basin, space for tumble dryer, double glazed window and door to the garden.

Conservatory

12' 2" x 7' 11" (3.71m x 2.41m) Double glazed conservatory with laminate floor and power sockets.

First Floor Landing

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

Bedroom One

12' 10" x 11' 0" (3.91m x 3.35m) Large double bedroom with carpeted floor, built in wardrobes, double glazed window and radiator.

Bedroom Two

11' 9" x 10' 11" (3.58m x 3.33m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

7' 1" x 6' 4" (2.16m x 1.93m) Single bedroom with radiator and double glazed window.

Bathroom

10' 9" x 6' 4" (3.28m x 1.93m) Bath, separate shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

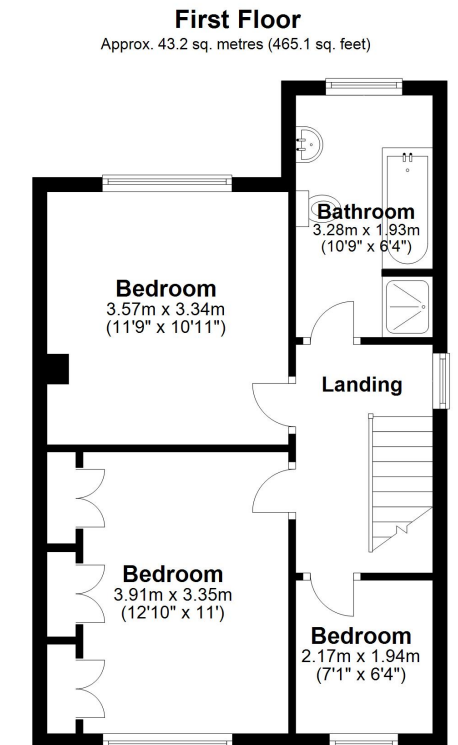
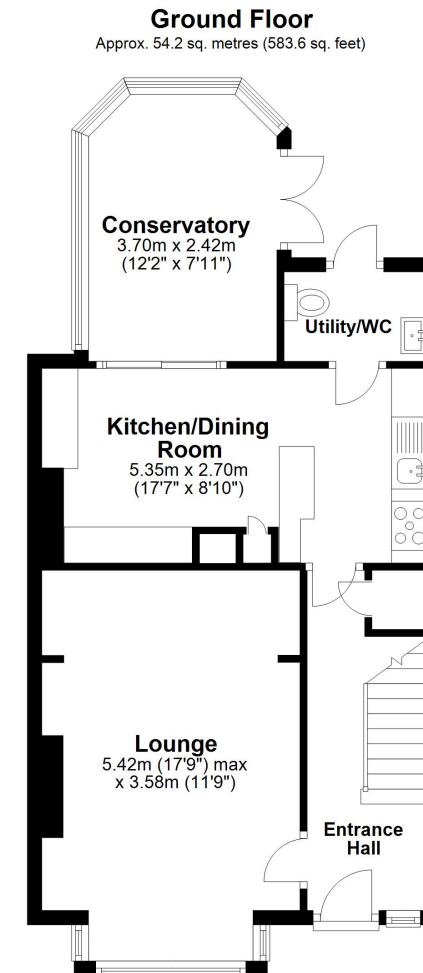
Lovely garden with paved and lawn areas. Shed, summer house with lighting/power and side access.

Parking

The property has off street parking for one car.

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.



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.

