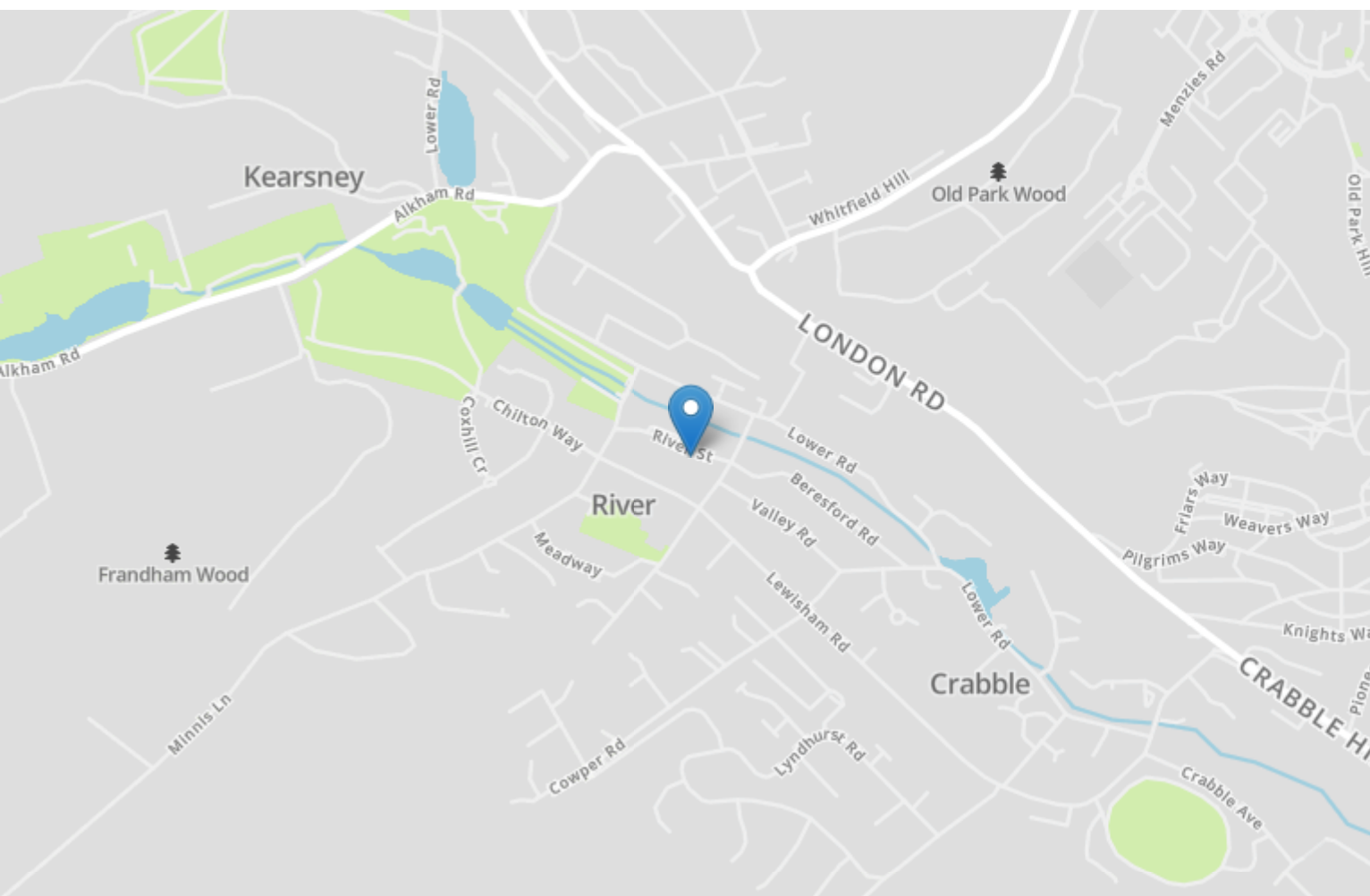


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 50 River Street

Dover  
CT17 0RB

**£275,000 FREEHOLD**

Draft details... Fantastic Two Bed House In The Highly Sought After Village Of River | Off Street Parking | Potential For Loft Conversion (Similar To Neighbouring Properties & Subject To Obtaining All Relevant Planning) | Sunny Rear Garden | Burnap + Abel are delighted to offer onto the market this fabulous two bed house located in the highly sought after River Street, River. The property is in very good condition throughout and the accommodation boasts a lounge, kitchen/diner, two bedrooms and a shower room. Additional benefits include off street parking, generous size sunny rear garden, double glazing and gas central heated (vendor has informed us the boiler was serviced September 2022). 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.





## Porch

## Entrance Hall

Carpeted floor, carpeted stairs to the first floor, radiator and doors leading to;

## Lounge

4.02m x 3.33m (13'2" x 10'11"). Carpeted floor, radiator, under stairs cupboard, radiator and a double glazed window.

## Kitchen / Dining Room

4.06m x 2.72m (13'4" x 8'11"). A mix of wall and base units, space for fridge freezer, washing machine, integrated oven/hob, cupboard with a wall mounted boiler (serviced September 2022) and double glazed window. The dining area has space for a table and chairs and door to the garden.

## First Floor Landing

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

## Bedroom One

4.02m x 3.35m (13'2" x 11'). Large double bedroom with carpeted floor, over stair cupboard space, radiator and double glazed window.

## Bedroom Two

2.76m x 2.42m (9'1" x 7'11"). Carpeted floor, radiator and double glazed window.

## Shower Room

1.85m x 1.71m (6'1" x 5'7"). Low level W.C., shower, wash hand basin, heated towel rail and a frosted double glazed window.

## Garden

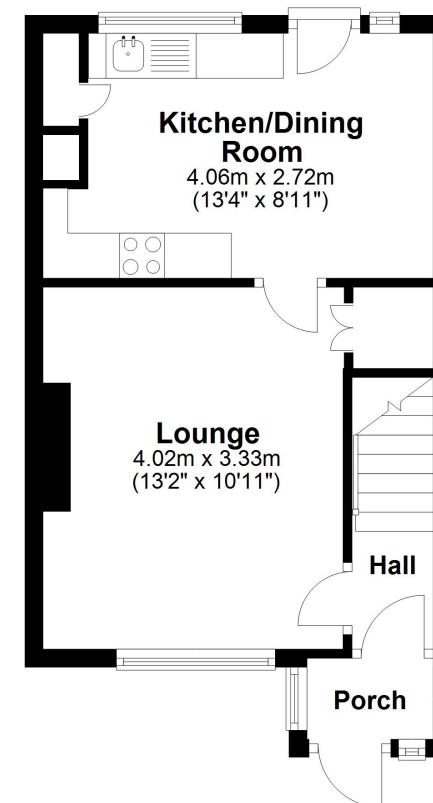
A lovely sunny rear garden with a decked seating area and a spacious lawn area - Ideal outside space to enjoy those Summer BBQs. Shed. Space for conservatory similar to neighbouring property (subject to permission).

## 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.

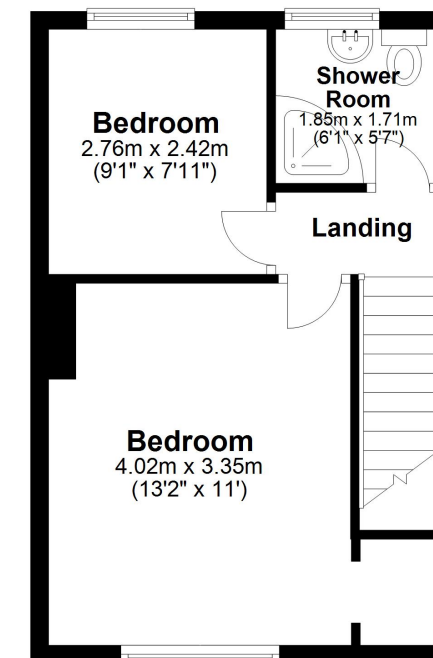
## Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.8 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.

