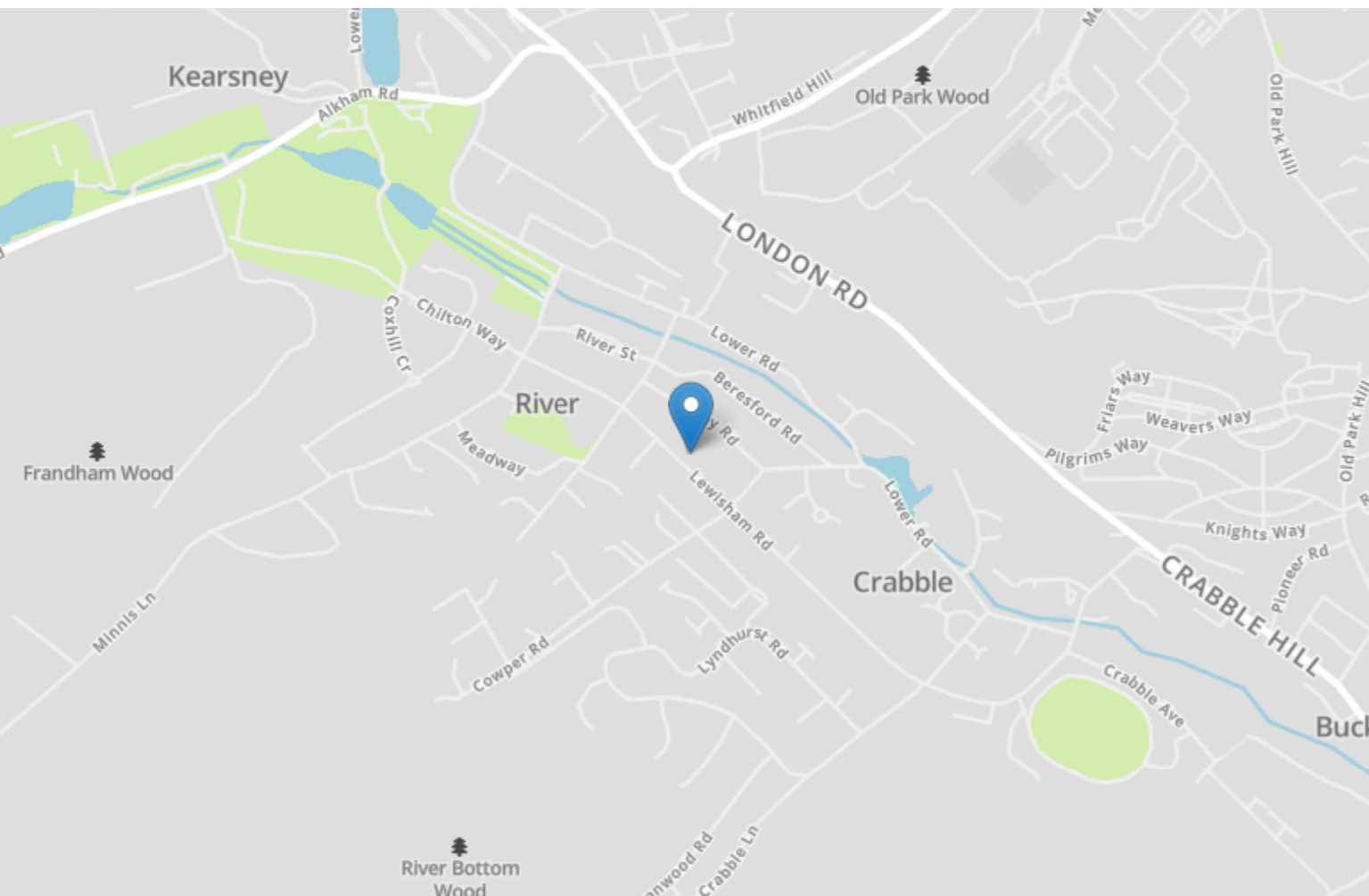


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



128 Lewisham Road

RIVER, Dover
CT17 0PB

£375,000 FREEHOLD

Draft Details... Price Range £375,000 - £385,000 | Converted Garage & Off Street Parking For Two Cars | Fabulous Open Plan Kitchen/Dining Room | Modern Double Glazing & Gas Central Heating | 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 wonderful condition throughout and the accommodation boasts a spacious lounge with bay fronted windows, a beautiful open plan kitchen/dining room with island, three bedrooms and a modern family bathroom (Installed 2021). Additional benefits include a converted garage that is currently being used as a beauty room, off street parking for two cars, child friendly rear garden, double glazing (installed in 2021) and a modern gas boiler. 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.



Entrance Hall

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

Kitchen / Dining Room

20' 10" x 14' 2" (6.35m x 4.32m) A fabulous modern kitchen/dining room with Island - Ideal When entertaining family and friends! The kitchen has and integrated oven & Induction hob, wine cooler, fridge freezer, washing machine, dish washer and microwave. Double glazed doors to the garden, radiator and under stairs cupboard space.

Lounge

14' 2" x 12' 0" (4.32m x 3.66m) Laminate floor, double glazed bay fronted windows and radiator.

First Floor Landing

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

Bedroom One

14' 2" x 7' 10" (4.32m x 2.39m) Large double bedroom with carpeted floor, built in wardrobes/dressing area, radiator and double glazed windows.

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m) Double bedroom with carpeted floor, built in wardrobes/dressing area, radiator and double glazed bay fronted windows.

Bedroom Three

8' 0" x 7' 9" (2.44m x 2.36m) Carpeted floor, radiator and double glazed window.

Bathroom

7' 10" x 5' 1" (2.39m x 1.55m) Modern bathroom with a low level W.C., bath with overhead shower, wash hand basin, radiator and double glazed window.

Garden

A flat child friendly rear garden with porcelain paved, lawn and composite decking areas. Shed, outdoor electrics and back to to the converted garage.

Garden

A flat child friendly rear garden with porcelain paved, lawn and composite decked areas. Shed, outdoor electrics and access to the beauty room (converted garage).

Converted Garage

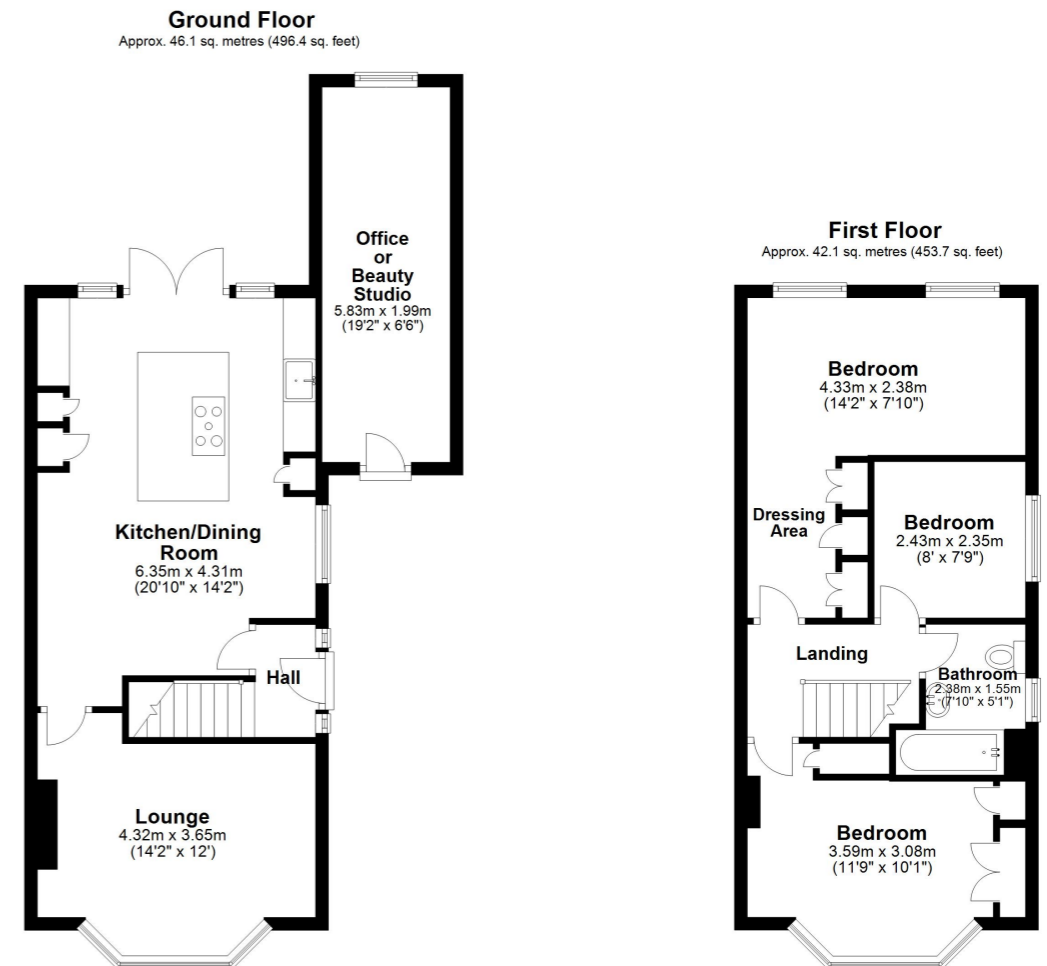
19' 2" x 6' 6" (5.84m x 1.98m) Converted garage which is currently being used as a beauty room. Can Also be used as an office or games room.

Off Street Parking

The property has off street parking for two cars.

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. 88.3 sq. metres (950.1 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.

