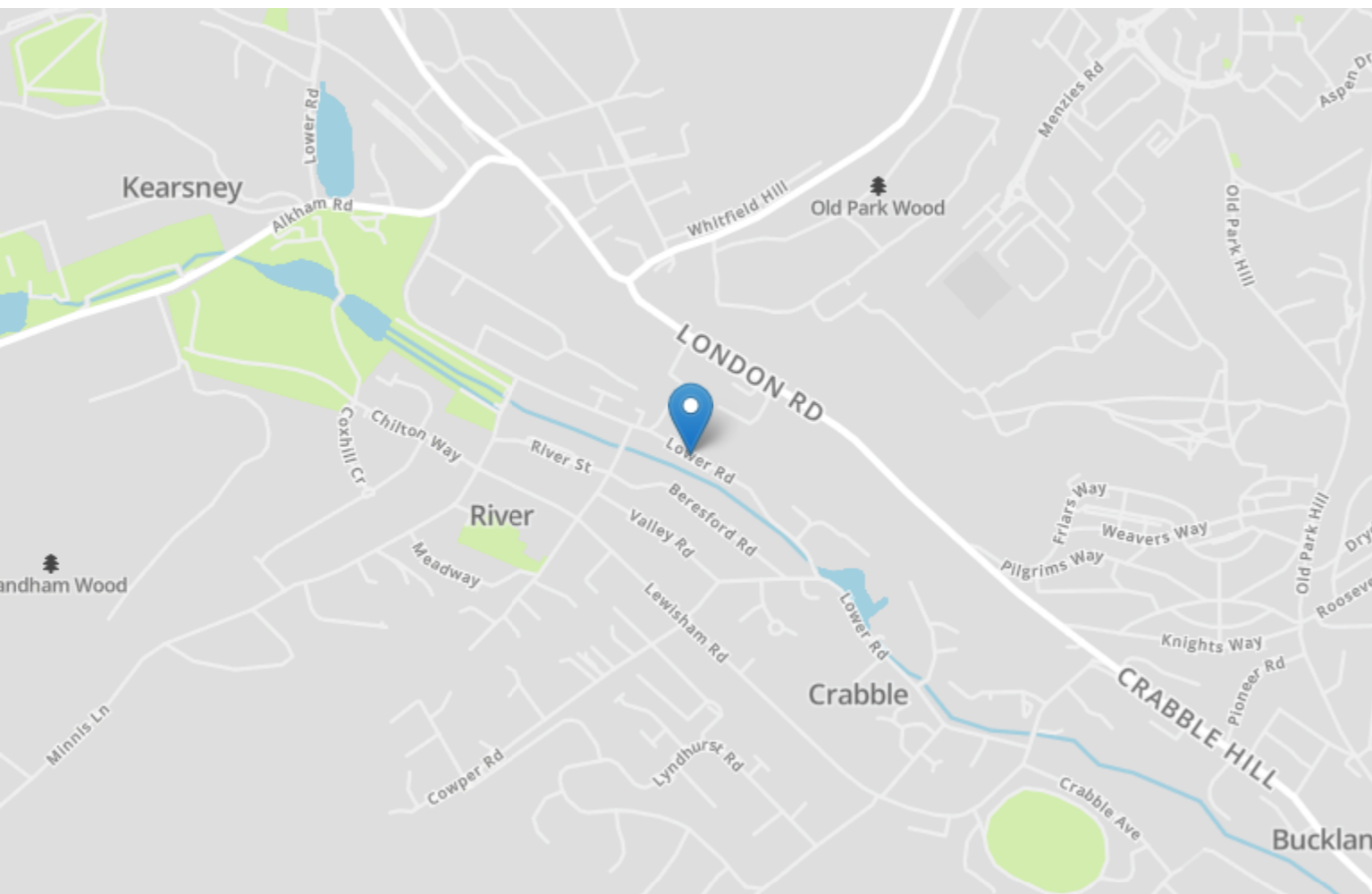


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



89 Lower Road

RIVER, Dover
CT17 0QY

£300,000 FREEHOLD

DRAFT DETAILS...CHAIN FREE | Extended Three Bed Cottage | Three Good Size Bedrooms | Spacious Kitchen Area | South Facing Rear Garden Backing Onto The River Dour | Walking Distance To The Highly Regarded River Primary School | Burnap + Abel are delighted to offer this fabulous three bedroom terraced cottage located in the highly sought after Lower Road, River, Dover. The accommodation boasts three good size bedrooms, family bathroom, cosy living room with log burner, dining room and a spacious fitted kitchen. Additional benefits include double glazing throughout (front windows installed in 2020), gas central heating, a fabulous sunny rear garden that backs onto the River Dour and NO ONWARD CHAIN. Within yards of the ornamental lakeland park of Kearsney Abbey and only a short drive of Dover town centre as well as being close to the A2 and A20 trunk routes and also having Kearsney Train Station with direct services to London. Only three miles from the Port of Dover. For your chance to view call sole agent Burnap + Abel now on 01304 279107.



Dining Room

12' 10" x 13' 7" (3.91m x 4.14m) Spacious dining area with carpeted floor and space for a table and chairs.

Lounge

10' 3" x 10' 7" (3.12m x 3.23m) A cosy living area with carpeted floor, wood burner, radiator and double glazed windows (installed in 2020).

Kitchen

11' 4" x 13' 7" (3.45m x 4.14m) A spacious kitchen area with a mix of wall and base units, space for washing machine, fridge and freezer. Integrated oven/hob. Double glazed window, radiator and door to the garden.

Bedroom Three / Study

8' 10" x 6' 8" (2.69m x 2.03m) A generous size third bedroom which could also be used as a study. Carpeted floor, radiator and double glazed window.

Bedroom One

10' 3" x 13' 7" (3.12m x 4.14m) Double bedroom with carpeted floor, radiator and modern double glazed windows (Installed 2020).

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m) Double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

Bathroom

11' 4" x 6' 11" (3.45m x 2.11m) Bath with shower attachment, separate shower, wash hand basin, low level W.C., heated towel rail and a Velux window.

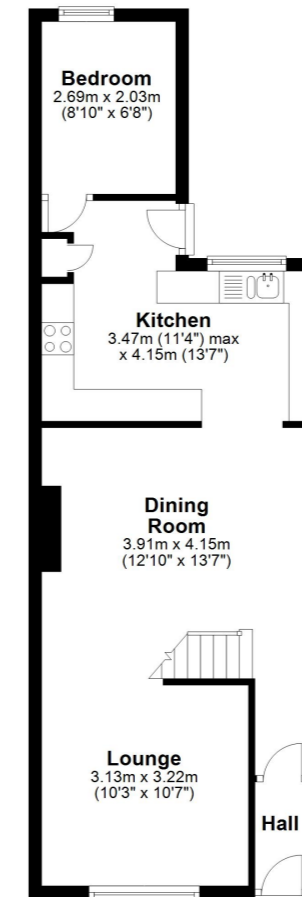
Garden

A beautiful south facing rear garden backing onto the River! Lawn area and to the rear of the garden is a lovely paved seating area where you can sit back with a drink and relax looking out onto the River Dour.

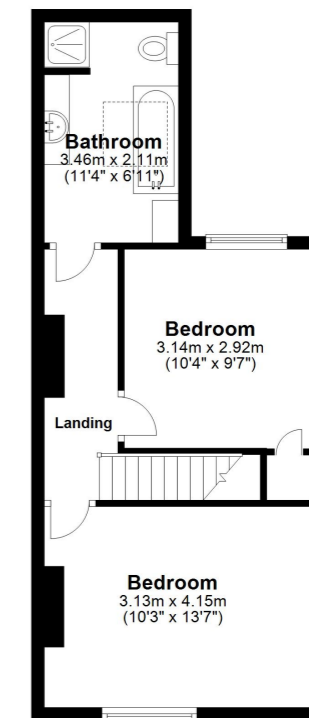
Area information

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. 47.1 sq. metres (506.9 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 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.

