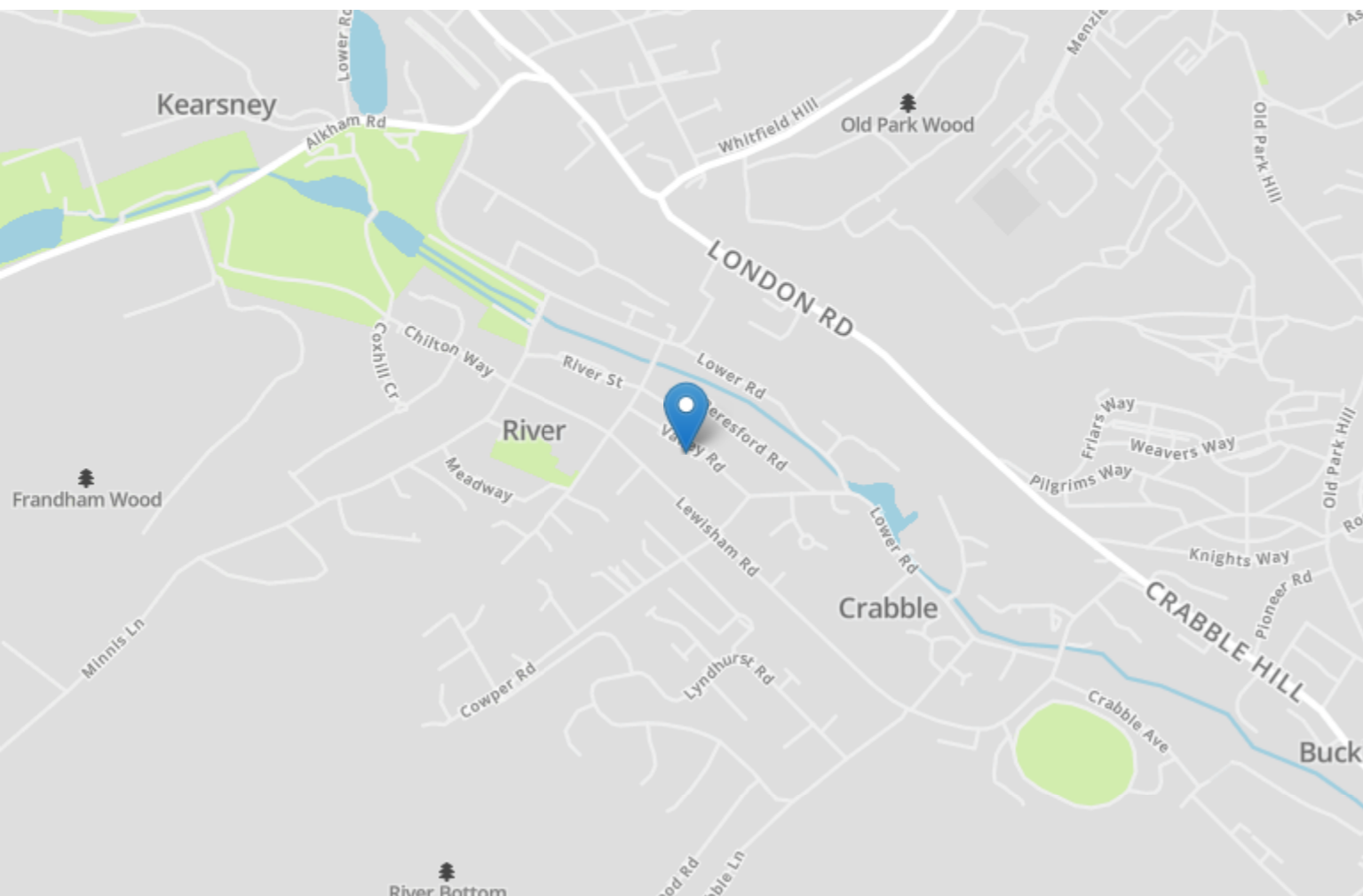


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 2 Valley Road

RIVER, Dover  
CT17 0QN

**£290,000 FREEHOLD**

Draft Details...Price Range £290,000 - £310,000 | Chain Free | Off Street Parking For Two Cars | Beautiful Two Bedroom Semi Detached House | Downstairs W.C. | Conservatory | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom semi detached house located in the highly sought after Valley Road, River, Dover. Absolutely ideal for first time buyers, small families, and those wishing to downsize, this 1900's semi detached home offers plenty of character and original features. The accommodation boasts a lounge, separate dining room, kitchen, and two double bedrooms. Additional benefits include off street parking for two cars, southerly facing rear garden, spacious bathroom, conservatory, downstairs W.C., double glazing, gas central heating and NO ONWARD CHAIN. 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.



## Entrance Hall

Laminate floor, stairs leading to the first floor and doors leading to;

## Lounge

10' 6" x 9' 11" (3.20m x 3.02m) A lovely lounge with laminate floor, radiator and double glazed window.

## Dining Room

12' 11" x 10' 5" (3.94m x 3.17m) A large dining with with space for a table and chairs, laminate floor, under stairs storage cupboard, double glazed window, radiator and and 2nd storage cupboard.

## Kitchen

9' 3" x 7' 2" (2.82m x 2.18m) A mix of wall and base units, space for fridge freezer, washing machine, integrated oven and gas hob, sink and drainer, double glazed windows and double glazed doors leading to the conservatory.

## Conservatory

12' 5" x 10' 2" (3.78m x 3.10m) A large conservatory which offers fantastic extra living space! This wonderful addition has laminate flooring, two radiators, power and access to the downstairs W.C.

Tinted roof keeping the conservatory cool on those hot summer days while the owner has fitted two radiators so that the conservatory can be used all year round!

## W.C.

Low level W.C., wash hand basin and double glazed window.

## First Floor Landing

Carpeted floor, loft hatch ( loft partially boarded, insulated and has a pull down ladder) and airing cupboard with a combination boiler.

## Bedroom One

12' 10" x 10' 5" (3.91m x 3.17m) Double bedroom with laminate floor, radiator and double glazed window.

## Bedroom Two

10' 7" x 7' 10" (3.23m x 2.39m) Double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

## Bathroom

9' 2" x 7' 1" (2.79m x 2.16m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

## Garden

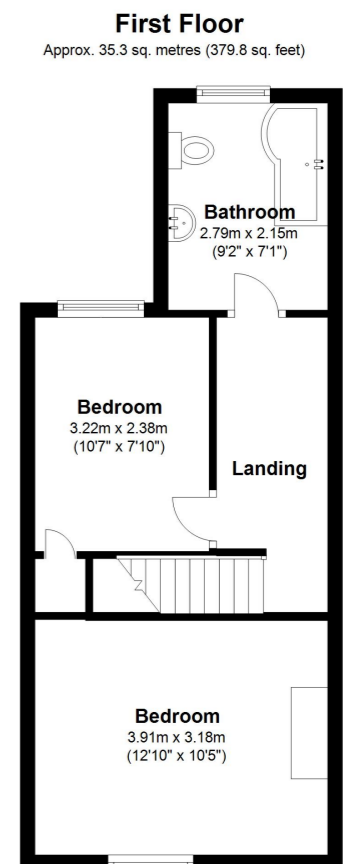
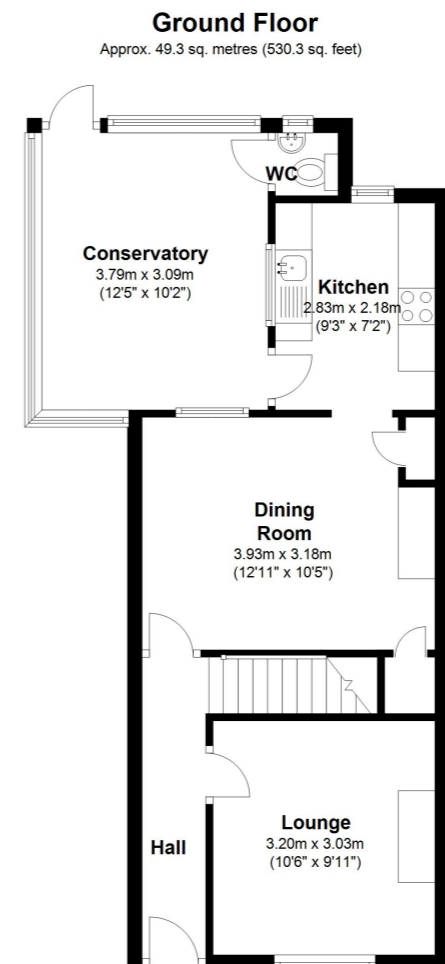
A lovely southerly facing rear garden with paved and lawn areas. Shed and side access.

## Off Steet Parking

Off Street parking for two cars - Ideal when having friends and family over to visit.

## 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 and prospective purchaser.  
Plan produced using PlanUp.

