



*the voice of experience*



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3 Coxhill Gardens, River, Dover CT17 0PY

- GREAT FAMILY HOME
- EXTENDED SEMI-DETACHED HOUSE
- GOOD SIZE REAR GARDEN
- CHAIN FREE
- GARAGE & PARKING
- ENERGY RATING - D (60)



**www.tersons.com**  
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



THIS EXTENDED SEMI-DETACHED HOUSE WILL MAKE AN WONDERFUL FAMILY HOME. The house is spread over two floors, with three bedrooms and bathroom on the first floor. On the ground floor is a spacious lounge, dining room, study area, kitchen and WC. Further benefits include double glazing and gas central heating.

To the outside there is off road parking, garage and a good size rear garden.

An early viewing is highly recommended on this chain free property.

The property is situated in popular River village, and is within walking distance of the local Post Office/Pharmacy, the Co-Op, the well regarded River Primary School and pretty Kearsney Abbey Gardens. There is a regular bus service from River and train station at Kearsney. From River there are excellent access routes to the A2/M2 to Canterbury and London and the M20 via the Alkham Valley. Dover Priory railway station with its fast-link train to St Pancras in just over 1 hour 10 minutes is also close-by.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

#### GROUND FLOOR

Sliding front door opening to entrance porch, with further door opening to hallway.

#### Hallway

Radiator. Storage cupboard. Under stairs cupboard with gas & electric meters. Stairs to first floor. Doors to lounge, kitchen and WC.

#### Lounge

**23' x 11'9 max (7.01m x 3.58m max)**

Double glazed window to front and sliding doors opening to dining/study area. Radiator x 2. Wall mounted fire and surround.

#### Kitchen

**11'2 x 8'2 (3.40m x 2.49m)**

Fitted with a range of worktop base and wall units. Space for cooker, washing machine, fridge/freezer and dishwasher. Double glazed window to side. Cupboard containing boiler. Door to dining room.

#### Dining Room

**12'1 x 8'8 (3.68m x 2.64m)**

Double glazed window to rear. Radiator. Arch to study area.

#### Study Area

**8' x 6'6 (2.44m x 1.98m)**

Double glazed sliding door opening to garden. Doors to lounge.

#### WC

Low level WC and wash basin. Frosted double glazed window to rear.

#### FIRST FLOOR

#### Landing

Storage cupboard. Double glazed window to side. Loft access with pull down ladder. Doors to bedrooms bathroom.

#### Bedroom 1

**11'8 x 10'7 (3.56m x 3.23m)**

Double glazed window to front. Radiator. Built in wardrobes and storage cupboard.

#### Bedroom 2

**10'8 x 10'8 (3.25m x 3.25m)**

Double glazed window to rear. Radiator. Cupboard with water cylinder.

#### Bedroom 3

**7'3 x 7'2 (2.21m x 2.18m)**

Double glazed window to front. Radiator.

#### Bathroom

**8'4 x 5'4 (2.54m x 1.63m)**

Panelled bath and separate shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to side and rear.



#### OUTSIDE

Front - Off road parking leading to the garage. Lawn area.

Garage - 16'8 x 9' Up an over door. Electric supply. Door opening to rear garden access.

Rear Garden - Approximately 80ft long laid to lawn and borders to side with a range of plants and shrubs. Shed.

Council Tax - Band C

Energy Rating - D (60)

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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