

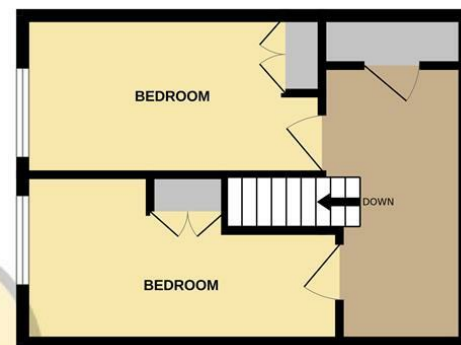


the voice of experience



GROUND FLOOR

1ST FLOOR



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THIS SEMI-DETACHED CHALET STYLE HOUSE WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors, on the ground floor is a lounge, kitchen, bathroom, bedroom 1 and dining room/bedroom 4. On the first floor are two bedrooms. The property further benefits from double glazing and gas central heating.

To the outside are front and low maintenance rear garden. There is also a driveway and garage.

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

- **IDEAL FAMILY HOME**
- **4 BEDROOMS**
- **GARAGE & DRIVEWAY**
- **CHAIN FREE**
- **POPULAR LOCATION**
- **ENERGY RATING - D (61)**





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This property which is on a bus route, is situated in popular River village, a short distance from the local pharmacy, two churches and the well regarded primary school. The village also offers a local Co-Op and the pretty Kearsney Abbey Gardens and also the 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 town centre is a couple of miles away with access to Dover Priory railway station with its fast-link train to St Pancras in just over 1 hour 10 minutes. Dover offers a good range of primary and secondary schools including the Dover Boys' and Girls' Grammar Schools.

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

Steps up to front door.

GROUND FLOOR

Double glazed door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Cupboard with electric meter and consumer board. Doors to all rooms.

Lounge

16'3 x 10'8 (4.95m x 3.25m)

Double glazed windows and door opening to rear garden. Radiator. Under stairs storage cupboard with water cylinder.

Kitchen

10'7 x 9'1 (3.23m x 2.77m)

Fitted with a range of worktop base and wall units. Integrated double oven and hob with extractor over. Space for fridge/freezer and washing machine. Double glazed window to rear and double glazed side door to garden access. Radiator.

Dining Room/Bedroom 4

9'5 x 9'1 (2.87m x 2.77m)

Double glazed window to front. Radiator.

Bedroom 1

13'3 x 10'7 (4.04m x 3.23m)

Double glazed window to front. Radiator. Fitted wardrobes and dressing table.

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Panelled bath with shower over. Low level WC and

wash basin with cupboards under. Radiator. 2 x frosted double glazed windows to side.

FIRST FLOOR

Landing

Loft access. Storage cupboard with boiler. Doors to bedrooms.

Bedroom 2

14'3 x 7'6 (4.34m x 2.29m)

Double glazed window to side with hill views and distant castle view. Built in wardrobe. Eaves storage space. Radiator.

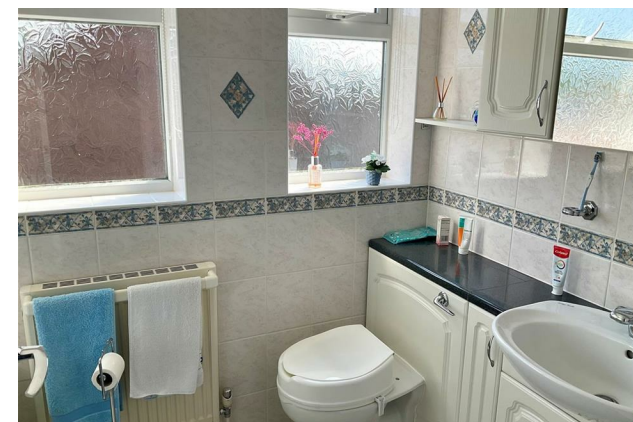
Bedroom 3

14'3 x 7'4 max (4.34m x 2.24m max)

Double glazed window to side. Radiator. Built in wardrobe. Eaves storage space.

OUTSIDE

Front garden - laid to slate shingle with a range of plants and shrubs.



Driveway - off road parking for two cars leading to the garage. Steps leading to side & rear garden.

Rear garden - laid to patio area, with raised bed with a good range of plants and shrubs. Top patio area. Tap. Shed.

Energy Rating - TBC

Floorplan to follow shortly.

Council Tax - Band D

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111
www.tersons.com

