



Property Details

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£360,000

18 Lower Road, River, Dover CT17 0QU

- GREAT FAMILY HOME
- CHAIN FREE
- POSSIBLE ANNEXE AREA
- FOUR BEDROOMS
- OFF ROAD PARKING
- ENERGY RATING - D (67)

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To arrange a viewing please call 01304 246111



OCCUPYING ONE OF RIVER VILLAGES MOST DESIRABLE LOCATIONS, AND DIRECTLY FACING THE RIVER DOUR WITH LOVELY VIEWS TO THE WATERS OPPOSITE.

This extended four bedroom semi-detached house has great potential with a possible annexe area. Set on the level of this popular village, this house is spread over two floors. On the first floor are three bedrooms and a bathroom. On the ground floor, is a lounge, dining room, kitchen, bedroom 4, rear lounge and WC. The property also benefits from double glazing, gas central heating, gardens and off road parking.

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

Situated in the well-regarded & picturesque village of River with local facilities including a well regarded primary school, Co-op store, pharmacy, public houses and Chinese takeaway. Dover town which offers a selection of secondary schools, including the Girls' and Boys' Grammar Schools, is approximately 2-3 miles away. There are excellent access routes to the A2/M2 and also the M20 via the Alkham Valley. Close by is the railway station at Kearsney, and Dover Priory mainline railway station, with the fast link train to London St Pancras in 1 hour and 5 minutes, is also a short drive away.

The accommodation comprises

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

GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Stairs to first floor. Doors to lounge and bedroom 4.

Lounge

14'7 x 11'1 (4.45m x 3.38m)

Double glazed window to front. Radiator. Gas fire with back boiler. Open to dining room.

Dining Room

8'9 x 8'6 (2.67m x 2.59m)

Double glazed window to rear. Radiator. Door to kitchen.

Kitchen

10'1 x 8'5 (3.07m x 2.57m)

Fitted with a range of worktop base and wall units. Space for fridge/freezer, washing machine and cooker. Double glazed window to rear. Cupboard containing a water cylinder. Under stairs cupboard with electric & gas meter and consumer board. Door to rear lounge.

Rear Lounge

10' x 8' (3.05m x 2.44m)

Double glazed patio doors opening to rear garden. Radiator. Open to bedroom 4 and WC.

WC

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

Bedroom 4

8'7 x 8' (2.62m x 2.44m)

Double glazed window to front. Radiator. Door to entrance hall.

FIRST FLOOR

Landing

Double glazed window to side. Loft access with pull down ladder.

Doors to bedrooms and bathroom.

Bedroom 1

11'8 x 10'4 (3.56m x 3.15m)

Double glazed window to rear. Radiator. Cupboard.

Bedroom 2

11'3 x 8'9 (3.43m x 2.67m)

Double glazed window to front. Radiator.

Bedroom 3

8'9 max narrowing to '7 x 8'3 (2.67m max narrowing to '2.13m x 2.51m)

Double glazed window to rear. Radiator. Storage cupboard.



Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Panelled bath. Wash basin and WC. Radiator. Frosted double glazed window to rear.

OUTSIDE

Front - Laid to lawn. Off road parking for one car. Gate to side access leading to rear.

Rear garden - Patio area. Lawn leading to bank with a range of established plants and shrubs.

Energy Rating - D (67)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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