



SAXON SHORE
ESTATE AGENTS



46 River Street, Dover, CT17 0RB Offers in excess of £280,000

Introducing this charming, three bedroom, semi-detached cottage in the popular village of River. Located in a historic, scenic village with local amenities and strong transport links to nearby Dover.

Accommodation spans across three floors and comprises a porch, a spacious lounge with a wood-burning stove, a kitchen with French doors that open onto a large conservatory, currently used as a dining room, and a full bathroom with separate shower and freestanding, roll top bath to the ground floor.

Upstairs on the first floor are two good sized, double bedrooms, one of which has built in wardrobes. On the second floor is a third, double bedroom.

Outside to the front is a garden, a long driveway providing ample parking, and a shed for extra storage. To the rear is an established garden, mainly laid to lawn with a patio area and another, freestanding shed.

Driveway

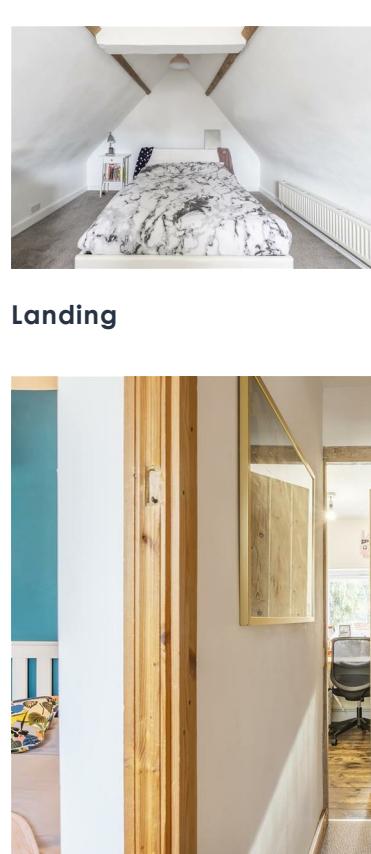


Porch

3'1" x 3'6" (0.96 x 1.07)

Lounge

13'3" x 11'11" (4.04 x 3.65)



Kitchen

7'6" x 13'3" (2.29 x 4.05)



Bedroom 2
13'3" x 12'7" (4.04 x 3.84)



Bathroom

9'10" x 7'10" (3.01 x 2.41)



Bedroom 3
13'5" x 7'11" (4.1 x 2.42)



Conservatory

9'10" x 14'5" (3 x 4.41)



Garden

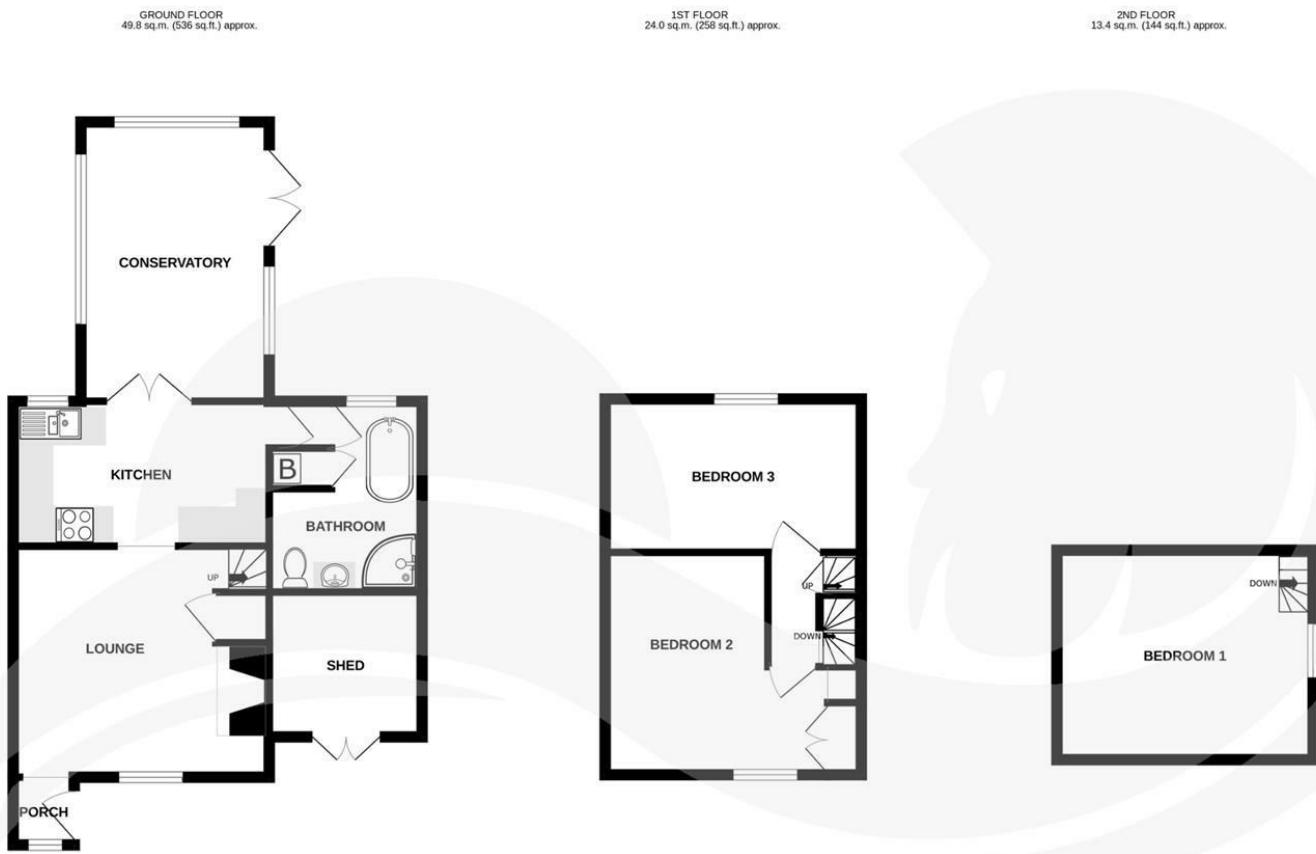


Bedroom 1

13'3" x 10'9" (4.06 x 3.3)

Shed





TOTAL FLOOR AREA : 87.1 sq.m. (938 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	