



2 Common Lane
River, Dover, CT17 0QZ
£185,000 EPC Rating: D

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2 Common Lane

River, Dover

An unspoilt, attached, Victorian property situated in the centre of the historic village of River

Situation

Common Lane is situated in the centre of the historic village of River, a settlement formed by bridging the neighbouring hamlets of Kearsney and Crabble. The River Dour flows through this steep chalk valley and once supported thriving corn and paper mills. River is now a popular residential village providing amenities for a thriving community with a village primary school, post office and a number of small grocery stores. The local athletic ground is shared by Dover's cricket, rugby and football clubs. Whitfield lies to the north-east with main brand superstores. The harbour town of Dover beyond has an impressive marina, watersport facilities, ferry service to the Continent and mainline railway station, including the Javelin high speed link to London St Pancras. River is well connected for transport links with the A2 and A20 providing easy access to the southern motorway network.

The Property

Number 2 is nestled on the Corner of Common Lane with a wonderful olde worlde grocery shop next door selling fruit, vegetables, and a colourful display of plants. This unspoilt, attached, Victorian property sits behind picket fencing with English roses growing under windows on either side of the front door. Downstairs consists of a sitting room and dining room of equal size, separated by a central staircase. The kitchen leads off to the left and looks out over the garden with a small conservatory serving as a boot room, with access out to the garden. Upstairs enjoys two double bedrooms and a good sized bathroom. The cottage is in a lovely village position, has much character and offers great potential.

Outside

The garden is mainly paved for low maintenance with maturely planted borders. At the bottom of the garden the River Dour runs past offering a peaceful and tranquil outlook which more could be made of. The garden also has gated access to the side and a useful storage shed.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

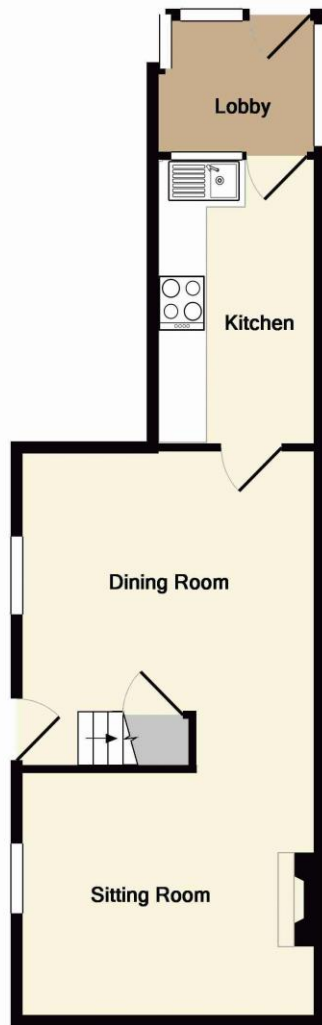
Current Council Tax Band: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 852212**



Ground Floor
Approx. Floor
Area 410 Sq.Ft.
(38.1 Sq.M.)



First Floor
Approx. Floor
Area 365 Sq.Ft.
(33.9 Sq.M.)
Total Approx. Floor Area 775 Sq.Ft. (72.0 Sq.M.)

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 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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Dining Room

13' 0" x 12' 9" (3.96m x 3.88m)

Sitting Room

12' 6" x 10' 2" (3.81m x 3.10m)

Kitchen

11' 10" x 6' 11" (3.60m x 2.11m)

Lobby

7' 3" x 5' 9" (2.21m x 1.75m)

First Floor

Bedroom One

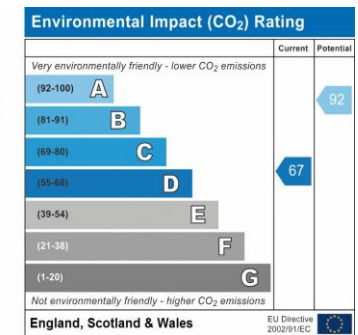
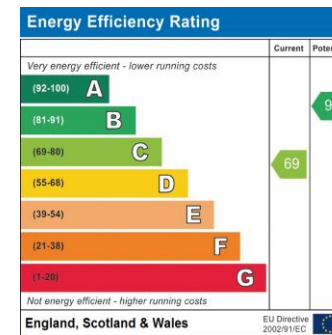
12' 2" x 10' 2" (3.71m x 3.10m)

Bedroom Two

10' 4" x 8' 2" (3.15m x 2.49m)

Bathroom

11' 11" x 6' 10" (3.63m x 2.08m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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