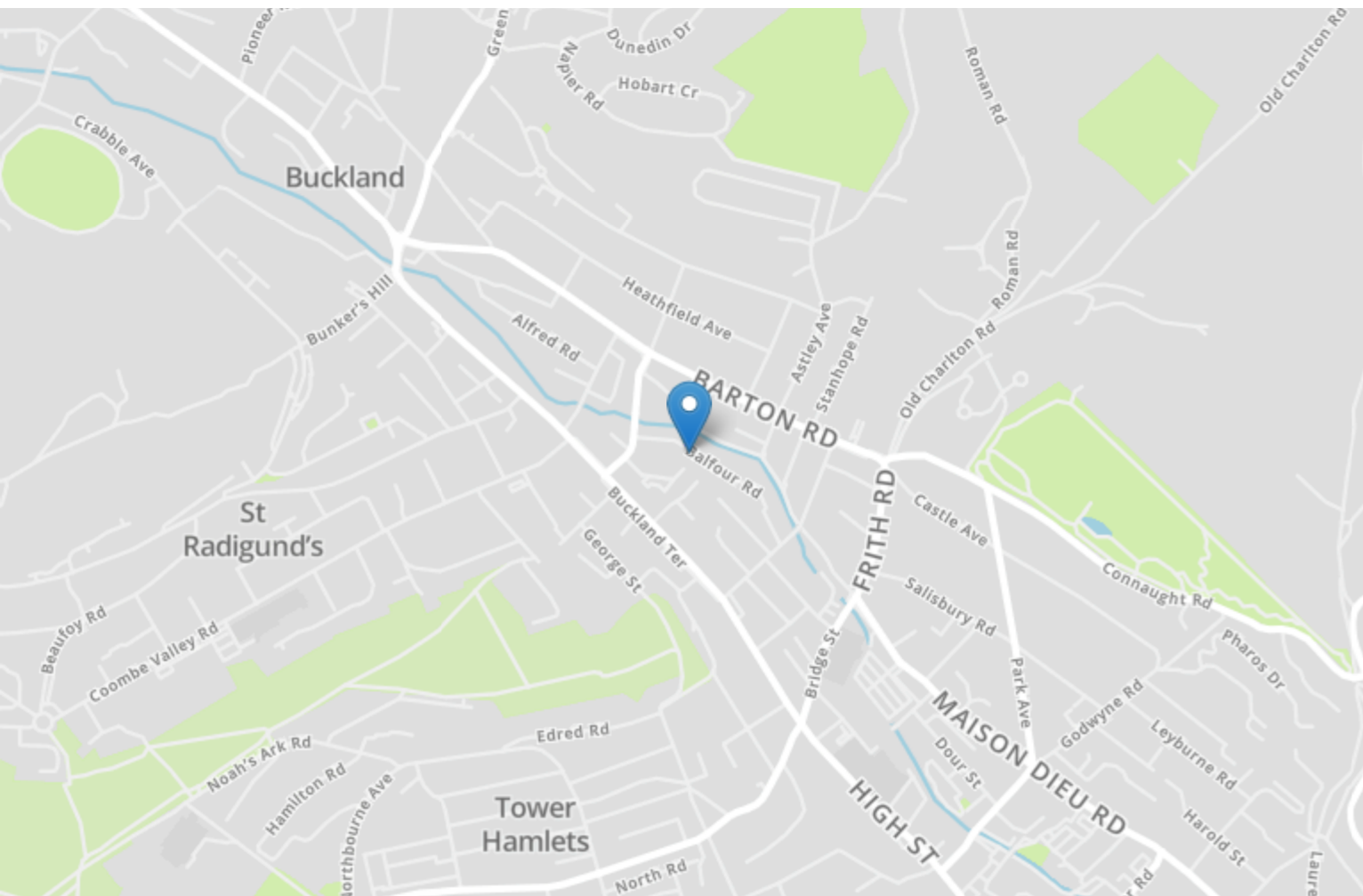


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



40 Balfour Road

Dover
CT16 2NQ

£200,000 FREEHOLD

Draft Details...Price Range £200,000 - £210,000 | Chain Free | Two Double Bedrooms | Garden | Downstairs W.C. | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom house located in the highly sought after Balfour Road, Dover. The accommodation boasts a lounge, dining room, kitchen, two double bedrooms and a bathroom. Additional benefits include a garden, downstairs W.C., double glazing, gas central heating and NO ONWARD CHAIN. Balfour Road is located in a very convenient part of the historic seaside town of Dover and is in close proximity to all the town has to offer with its high street, schools and high speed rail link into St Pancras, London. The Road offers a selection of neatly positioned row of terraced homes as well as the immediate area having a main chain supermarkets, shopping centre and main line bus service. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, carpeted stairs to the first floor and doors leading to;

Lounge

12' 1" x 10' 4" (3.68m x 3.15m) Carpeted floor, double glazed bay fronted windows and radiators.

Dining Room

11' 0" x 10' 11" (3.35m x 3.33m) Carpeted floor, space for table and chairs, under stairs storage cupboard, radiator and double glazed window.

Kitchen

9' 8" x 7' 10" (2.95m x 2.39m) A mix of wall and base units, space for washing machine, cooker and fridge freezer. Double glazed window.

W.C.

Low level W.C., wash hand basin and double glazed window.

Bedroom One

13' 6" x 11' 11" (4.11m x 3.63m) Double bedroom with carpeted floor, over stairs cupboard, radiator and double glazed bay fronted windows.

Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

9' 10" x 7' 8" (3.00m x 2.34m) Bath with overhead shower, low level W.C., wash hand basin, radiator, frosted double glazed window and cupboard with wall mounted boiler.

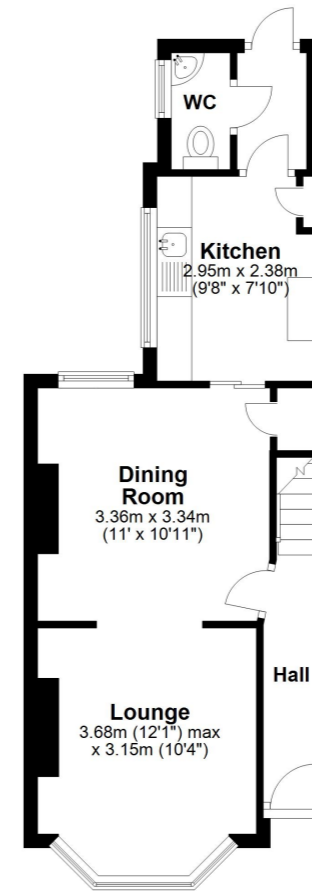
Garden

A low maintenance private rear garden.

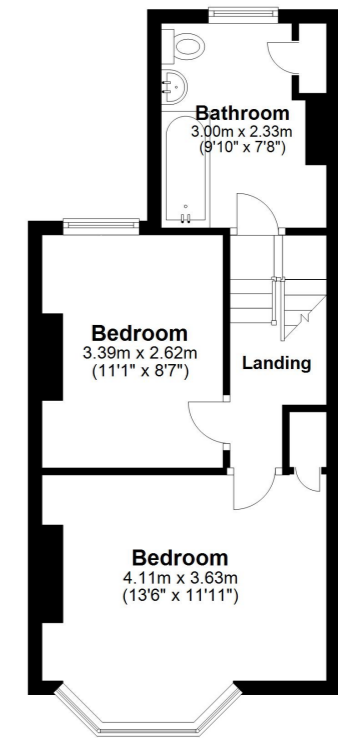
Area Information

Located within a level walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. There are several primary and secondary schools in the area and the nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Ground Floor
Approx. 37.0 sq. metres (398.1 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 71.3 sq. metres (767.1 sq. feet)

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.
Plan produced using PlanUp.

