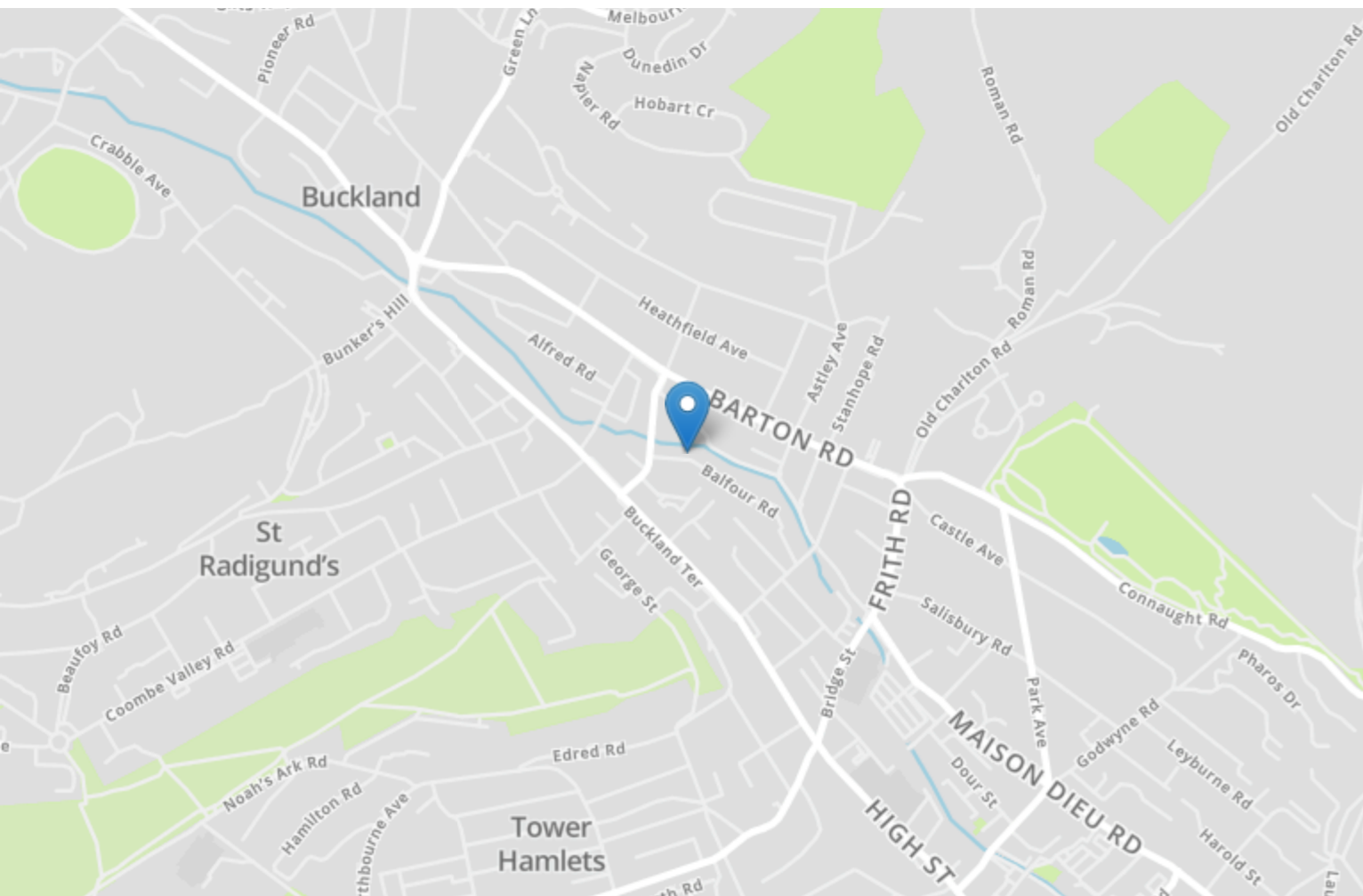


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 11 Balfour Road

Dover  
CT16 2NQ

**£220,000 FREEHOLD**

Draft Details...Chain Free | Fantastic three bedroom house | Popular residential location | Close proximity to schools & shops | Ideal for first time buyers & those with a growing family | Garden backing onto the River Dour | Burnap + Abel are delighted to offer onto the market this fabulous three bed house located in the highly sought after Balfour Road, Dover. The property is in very good condition throughout and the accommodation boasts a large open plan living/dining room, modern style kitchen, three bedrooms and a bathroom. Additional benefits include a generous size rear garden backing onto the river Dour, double glazing and 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

Laminate floor, carpeted stairs to the first floor and doors leading to;

## Lounge/Dining Room

7.10m x 3.46m (23'3" x 11'4"). Laminate floor, double glazed bay fronted window and radiator. The dining area has laminate flooring, under stairs cupboard, radiator and door to the garden.

## Kitchen

2.92m x 2.21m (9'7" x 7'3"). A modern style kitchen with a mix of wall and base units, space for cooker, fridge freezer, washing machine and slim line dishwasher. Double glazed window and cupboard with wall mounted boiler.

## Bathroom

2.24m x 1.39m (7'4" x 4'7"). Bath with shower attachment, low level W.C., wash hand basin, radiator and frosted double glazed window.

## Bedroom One

4.20m x 3.62m (13'9" x 11'10"). Large double bedroom with carpeted floor, over stairs cupboard, feature fire place, double glazed bay fronted window and radiator.

## Bedroom Two

3.34m x 2.73m (10'11" x 8'11"). Double bedroom with carpeted floor, feature fire place, radiator and double glazed window.

## Bedroom Three

2.90m x 2.31m (9'6" x 7'7"). Carpeted floor, feature fire place, radiator and double glazed window.

## Garden

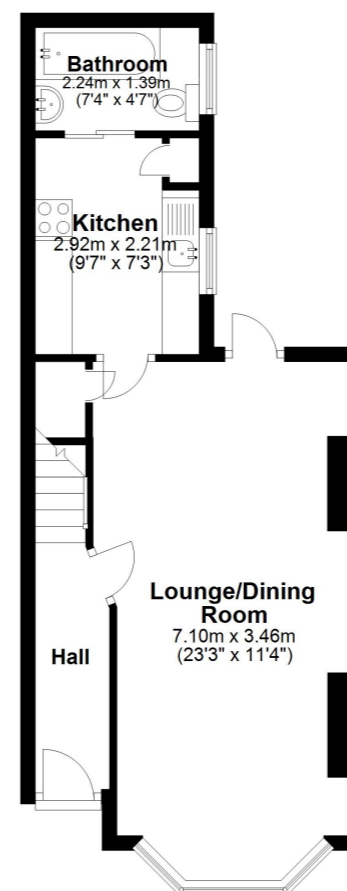
A low maintenance rear garden with decked seating area. Backing onto the River Dour.

## 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.

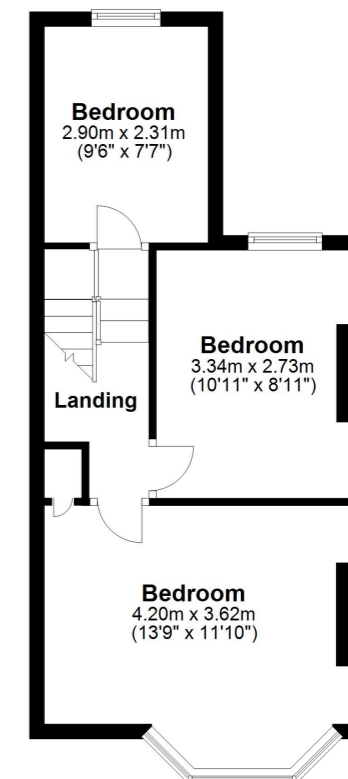
### Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 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.

