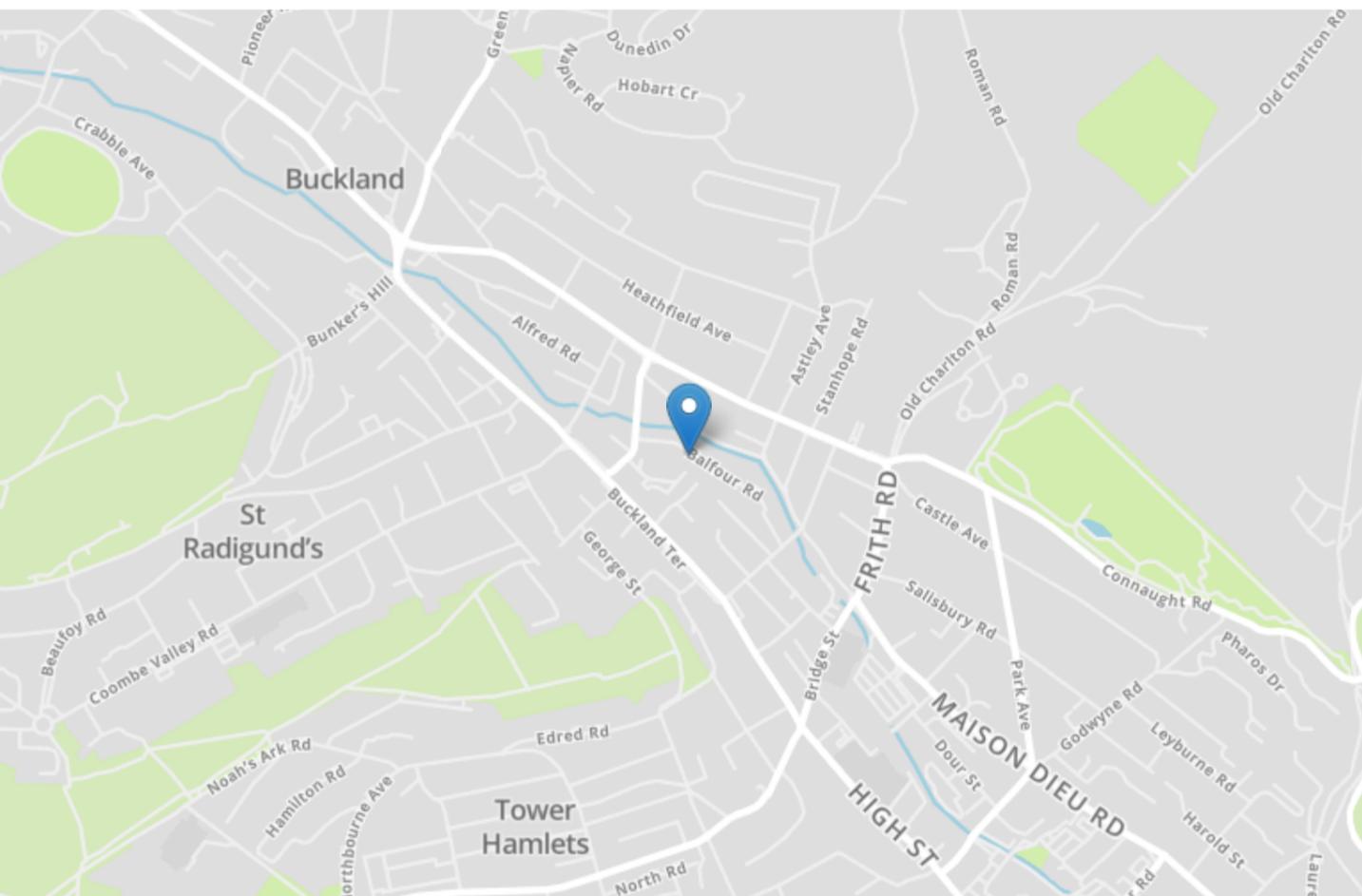


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 17 Balfour Road

Dover  
CT16 2NQ

**£200,000 FREEHOLD**

Draft Details...Price Range £200,000 - £210,000 - FOR SALE THOROUGH BURNAP + ABEL...A fabulous two-bedroom terraced home situated in the highly sought-after Balfour Road in Dover. This property would make an ideal purchase for first-time buyers or buy-to-let investors alike. The accommodation comprises a spacious lounge and dining room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom to the first floor. Externally, the property benefits from a rear garden backing onto the river and further features include double glazing and gas central heating. Conveniently located within close proximity to a number of schools and local shops, the home is also offered with no onward chain, making it an attractive and straightforward purchase. For your chance to view call Burnap + Abel on 01304 279107.



**Lounge**

12' 0" x 10' 10" (3.66m x 3.30m)

**Dining Room**

14' 4" x 10' 11" (4.37m x 3.33m)

**Kitchen**

9' 7" x 7' 6" (2.92m x 2.29m)

**Bedroom One**

13' 5" x 11' 11" (4.09m x 3.63m)

**Bedroom Two**

11' 2" x 9' 3" (3.40m x 2.82m)

**Bathroom**

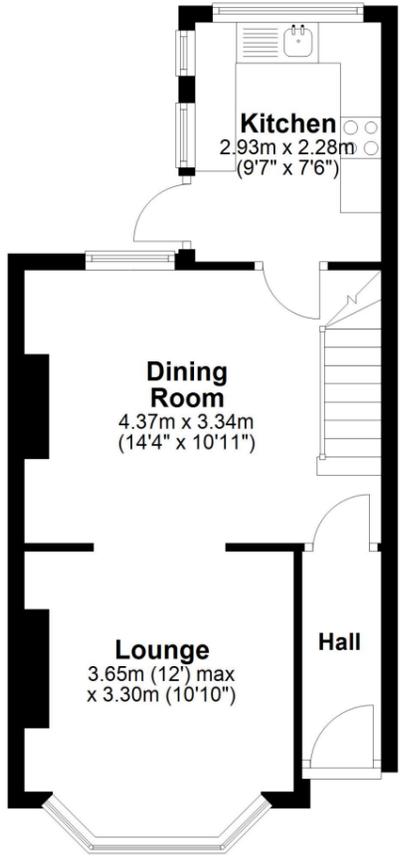
9' 6" x 7' 7" (2.90m x 2.31m)

**Garden**

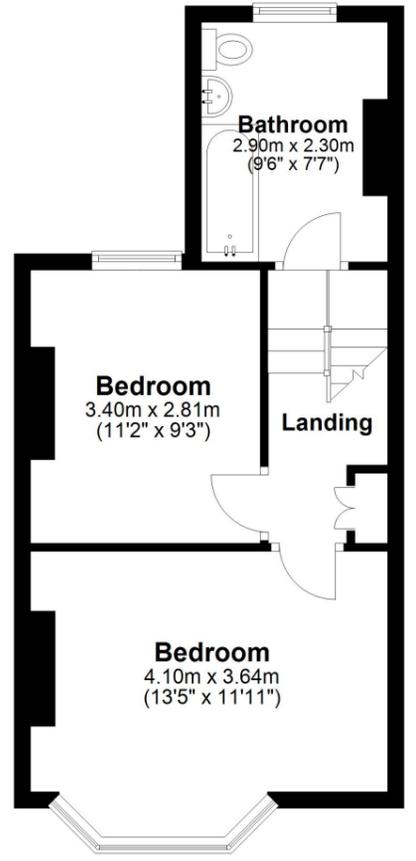
**Area Information**

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. 34.7 sq. metres (373.9 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 69.9 sq. metres (752.8 sq. feet)

