

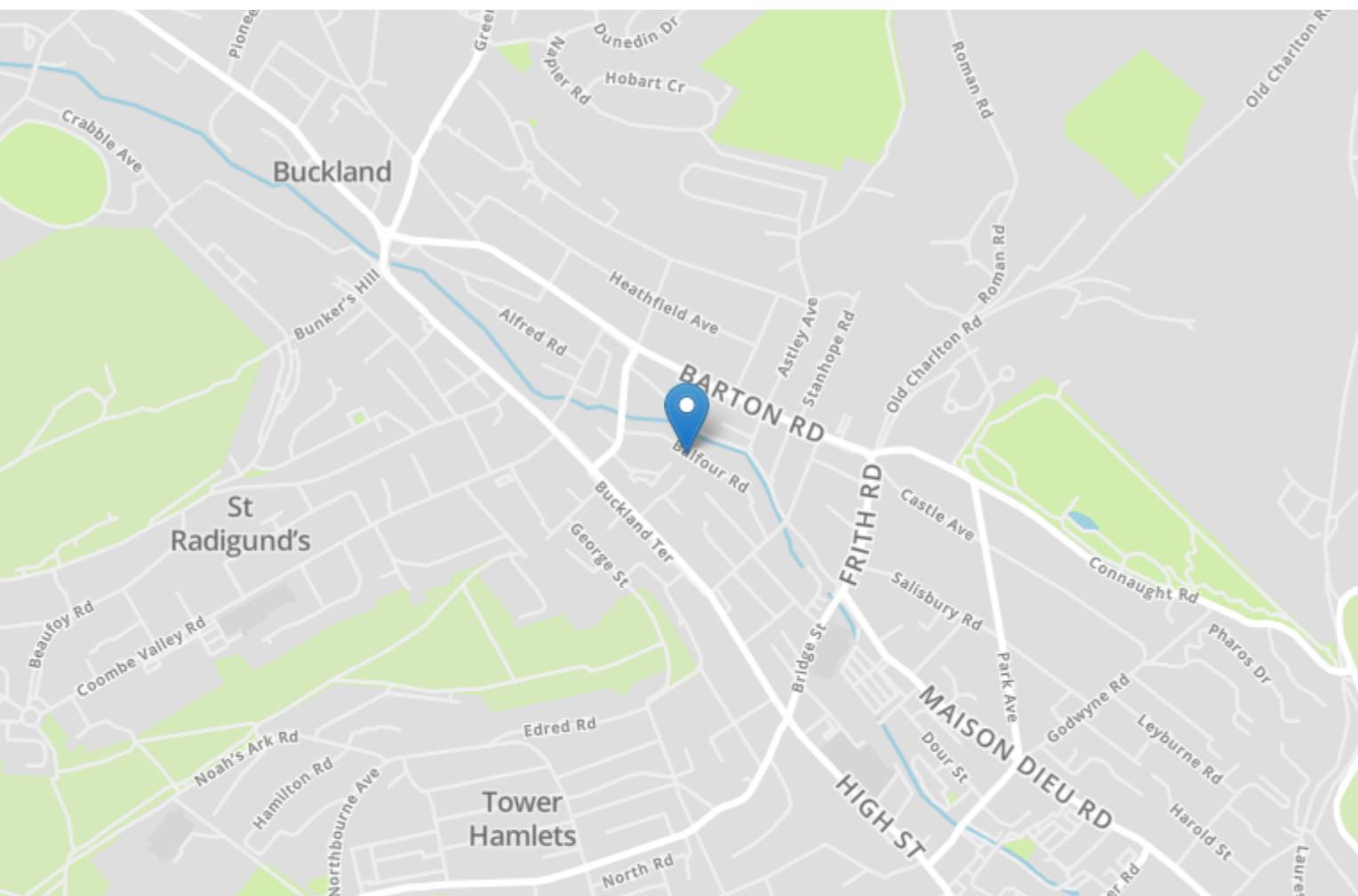
Burnap + Abel

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32 Balfour Road

Dover

CT16 2NQ

£210,000 FREEHOLD

Draft details...FOR SALE THROUGH BURNAP + ABEL...Price Range £210,000 - £220,000...Burnap + Abel are delighted to offer onto the market this beautiful two bedroom house located in the highly sought after Balfour Road, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge and dining room, beautiful modern kitchen and bathroom and two double bedrooms. Additional benefits include a private child friendly rear garden, conservatory, double glazing and gas central heating. 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.



Lounge

11' 8" x 13' 5" (3.55m x 4.08m).

Dining Room

10' 10" x 13' 5" (3.31m x 4.10m).

Kitchen

9' 7" x 7' 9" (2.91m x 2.36m).

Conservatory

7' 7" x 9' 1" (2.30m x 2.77m).

Bedroom One

11' 7" x 13' 6" (3.54m x 4.11m).

Bedroom Two

11' 0" x 8' 6" (3.35m x 2.59m).

Bathroom

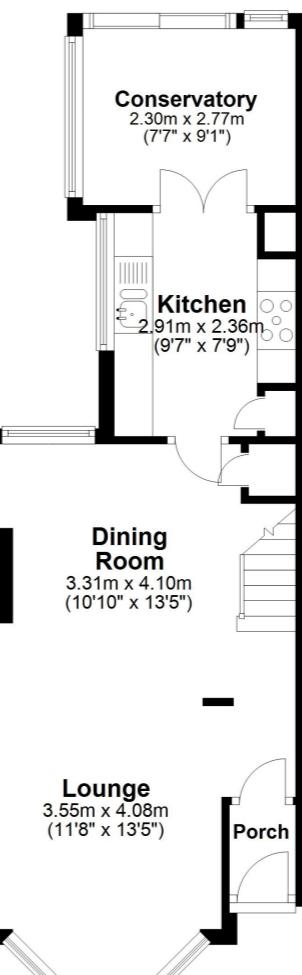
9' 6" x 7' 8" (2.90m x 2.33m).

Garden

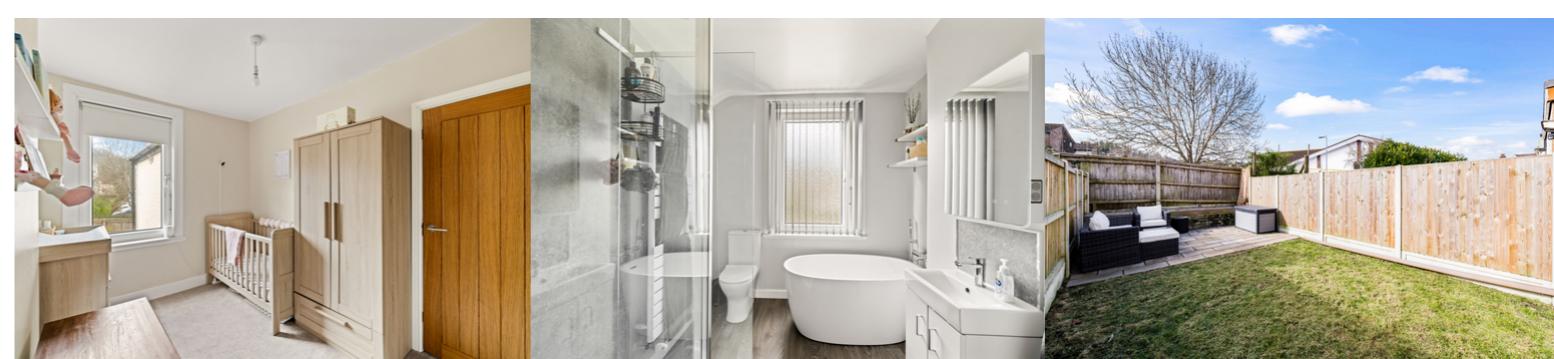
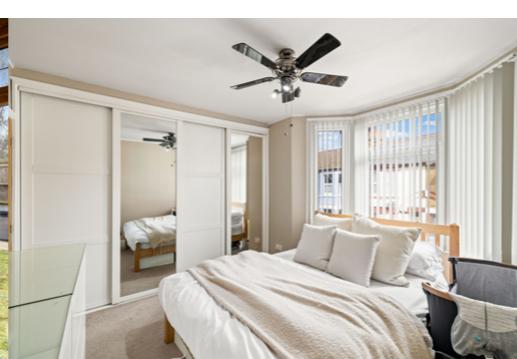
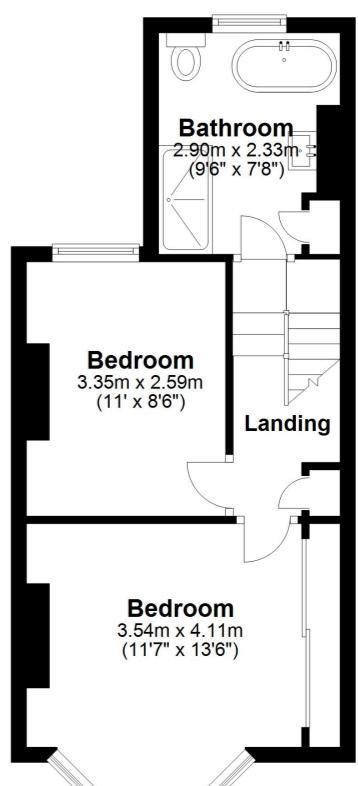
Area Information

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. 39.5 sq. metres (424.9 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.7 sq. feet)



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