



# Balfour Road, Dover

Guide Price £220,000 Freehold

2 bedroom end-terraced house for sale

## Description

Be Quick! To View this two bedroom end of terrace house, which is ideally located on a quiet road in the seaside location of Dover, Kent. This lovely property would be perfect for first time buyers and has been recently re-decorated throughout to a very good standard. The property is well located for access to both the town centre with it's wide variety of shops, pubs and restaurants and the seafront is also within easy reach of the house. As soon as you pull up outside, it's clear to see the property is well maintained, the whole house has had a fresh coat of paint outside, so it really stands out with great kerb appeal. As soon as you enter, you are greeted with white walls and wooden floor in the entrance hall. This leads through to a large open plan lounge/diner, again with wooden flooring and fresh white washed walls, there is a fireplace as a focal point and a lovely bay window, letting in plenty of sunlight. To the rear of the property is a well fitted modern kitchen, which comes complete with appliances and a range of white gloss units with granite effect surfaces and splashbacks, this leads out to a useful utility space and then onto the garden. Upstairs there are two double bedrooms, the master is at the front and again with a bay window. The bathroom is upstairs and well fitted with a three piece white suite with a shower over the bath, there is plenty of storage in the house too, there are three cupboard upstairs and an understairs cupboards on the ground floor. Outside this lovely home just keeps on giving, there is side access and a good sized rear garden which is a real suntrap, you will find a lovely collection of colourful plants and a shed, with a fenced surround



which back onto the river in a great location. VIEWING ADVISED

Tenure: Freehold

**Tenure**

Freehold

### Ground Floor



### First Floor







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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