



Jenkinson realestates

Balfour Road | Walmer

Deal

Asking Price £565,000

Freehold

Energy Performance Rating = TBC

Semi Detached Home
Front and Rear Gardens

Offering Four Bedrooms
Arranged Over Three Floors

Two Reception Rooms
Popular Location

Jenkinson Estates are delighted to bring to the market this lovely semi detached home which is located in the popular and sought after residential location Balfour Road, Walmer. This substantial home is arranged over three floors, offering many period features and really must be viewed to appreciate. The ground floor comprises of two reception rooms, both of which have feature, working fireplaces and a kitchen with tiled floors that leads to a utility room. The first floor continues with three bedrooms, two doubles and the third a good size single, a separate W.C and family bathroom. The second floor offers another double bedroom and a shower room. Externally the property offers front and rear gardens, that are approaching 85ft in length, both of these are connected via gated side access. Situated in a popular location internal viewings come highly recommended. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates



Council Tax Band D





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Jenkinson Estates
4 West Street, Deal, Kent, CT14 6AE

01304 373 984
info@jenkinsonestates.co.uk
www.jenkinsonestates.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;
Porch
Hallway

Living Room
14'2" x 11'9" (4.32m x 3.58m)
Dining Room
12'9" x 10'7" (3.89m x 3.23m)
Kitchen / Breakfast Room
11'5" x 10'2" (3.48m x 3.10m)
Utility Room
10'0" x 6'2" (3.05m x 1.88m)

First Floor Landing
Bedroom One
14'2" x 10'7" (4.32m x 3.23m)

Bedroom Two
12'10" x 9'3" (3.91m x 2.82m)
Bedroom Three
10'1" x 8'2" (3.07m x 2.49m)
Family Bathroom
8'10" x 5'4" (2.69m x 1.63m)
Separate W.C
Second Floor Landing
Bedroom Four
20'9" x 10'6" (6.32m x 3.20m)
Shower Room
Front and Rear Gardens

