



Jenkinson realestates

Balmoral Road | Kingsdown

Deal

Asking Price £350,000

Freehold

62 SQ. Metres (667.36 SQ. Feet)

Council Tax: D

EPC Rating = D

Detached Bungalow

Offering Two Bedrooms

Driveway and Garage

Front and Rear Gardens

Popular Village Location

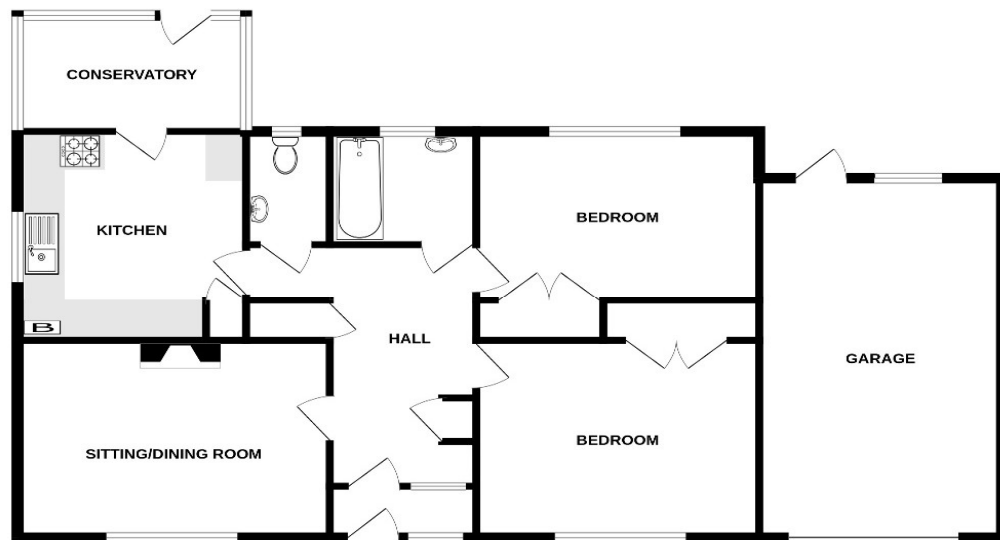
No Onward Chain

Jenkinson Estates are pleased to bring to the market this detached bungalow in the popular village location of Balmoral Road, Kingsdown. The property offers good size accommodation throughout and with no onward chain, really must be viewed to be appreciated. The property offers a spacious sitting / dining room, two double bedrooms, kitchen and a conservatory. The accommodation is completed with the family bathroom and a separate W.C. Externally the property benefits from a driveway that leads to a garage, complete with an electric door. There are front and rear gardens, both of which are mostly laid to lawn. The property is double glazed throughout and has a gas fired central heating system. This property is ideally situated within close proximity to "Kingsdown and Ringwould Church of England Primary School, which was rated "Outstanding" by Ofsted in 2023, local amenities that the village have on offer and the seafront. As previously mentioned, the property comes to the market with no onward chain complications. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.





## GROUND FLOOR



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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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

Sitting / Dining Room

14'8" x 10'9" (4.47m x 3.28m)

Kitchen

11'10" x 11'6" (3.61m x 3.51m)

Conservatory

12'10" x 6'10" (3.91m x 2.08m)

Bedroom One

11'2" x 10'1" (3.40m x 3.07m)

Bedroom Two

11'4" x 9'0" (3.45m x 2.74m)

Bathroom

5'5" x 5'4" (1.65m x 1.63m)

Separate W.C.

Front and Rear Gardens

Driveway and Garage

