

Semi Detached Home Front and Rear Gardens Offering Four Bedrooms

Arranged Over Three Floors

Two Reception Rooms

Popular Location

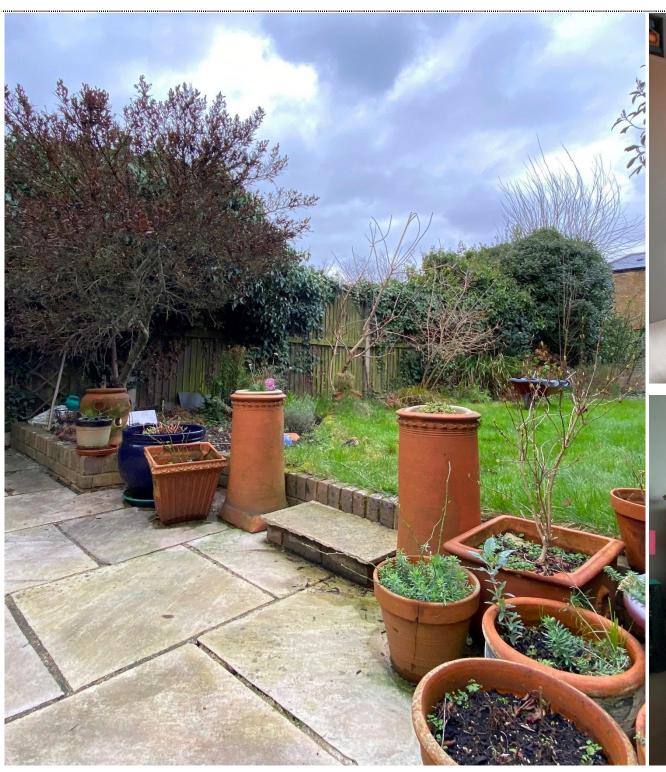
Jenkinson Estates are delighted to bring to the market this lovely semi detached home which is located in the popular and sought after residential location Balfour Road. Walmer. This substantial home is arranged over three floors, offering many period features and really must be viewed to appreciate. 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**

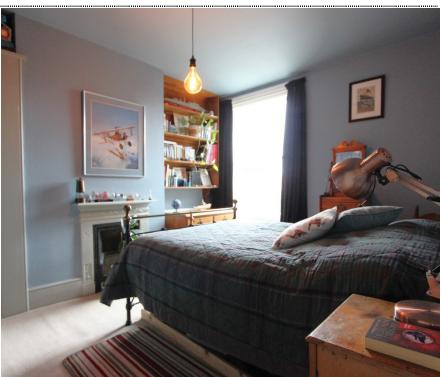














DINING ROOM

DINING ROOM

NICHENBREAMFAST ROOM

UTILITY ROOM

GROUND FLOOR



1ST FLOOR



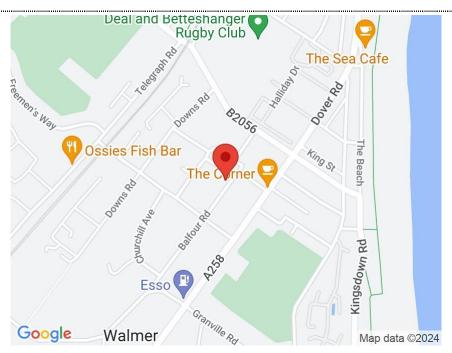
2ND FLOOR

of doors, windows, soons and any other terms 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 eny prospective purchaser. The services, systems and appliances shown have not been tested and no guarante and the properties of the properties of

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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

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



