





## 64 Balfour Road

Offers In Region Of £325,000

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- DETACHED FAMILY HOME
- VERY WELL PRESENTED THROUGHOUT
- GENEROUS LOUNGE
- KITCHEN AND DINING ROOM (POTENTIAL TO KNOCK THROUGH!)
- THREE BEDROOMS
- FAMILY BATHROOM AND GROUND FLOOR GUEST WC
- STONE'S THROW FROM BLANFORD MERE PRIMARY SCHOOL
- LOW MAINTENANCE REAR GARDEN
- DETACHED GARAGE TO REAR
- DRIVEWAY PARKING WITH ELECTRIC CHARGING POINT



**FABULOUS FAMILY HOME** Situated a stone's throw from Blanford Mere Primary School and a host of local amenities, this **DETACHED FAMILY HOME** is 'move-in ready'. Sat behind a lawned **FOREGARDEN** and blockpaved **DRIVEWAY** (complete with electric **CHARGING POINT**), with additional parking and **DETACHED GARAGE** located to the rear, the property comprises welcoming entrance hall with adjoining **GUEST WC**, generous **LOUNGE** with doors to the rear to an attractive **DINING ROOM** and adjoining **KITCHEN** (with potential to knock through to create a superb kitchen diner); whilst to the first floor, we find a **MASTER BEDROOM** with fitted wardrobes, **TWO FURTHER BEDROOMS** and **FAMILY BATHROOM**. Outside, there is a **LOW MAINTENANCE REAR GARDEN** offering the ideal space in which to enjoy the summer months. The property is **VERY WELL PRESENTED** and must be viewed to be fully appreciated.  
**FREEHOLD - EPC = D - COUNCIL TAX = C**

**CALL TO BOOK YOUR PERSONAL VIEWING OR BOOK ON-LINE**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.