



Jenkinson realestates

Balmoral Road

Kingsdown

Asking Price £325,000

Freehold

Energy Performance Rating = D

Semi Detached Bungalow
Front and Rear Gardens

Offering Two Bedrooms
Secluded Location

Garage En-Bloc
Lean-to Overlooking Garden

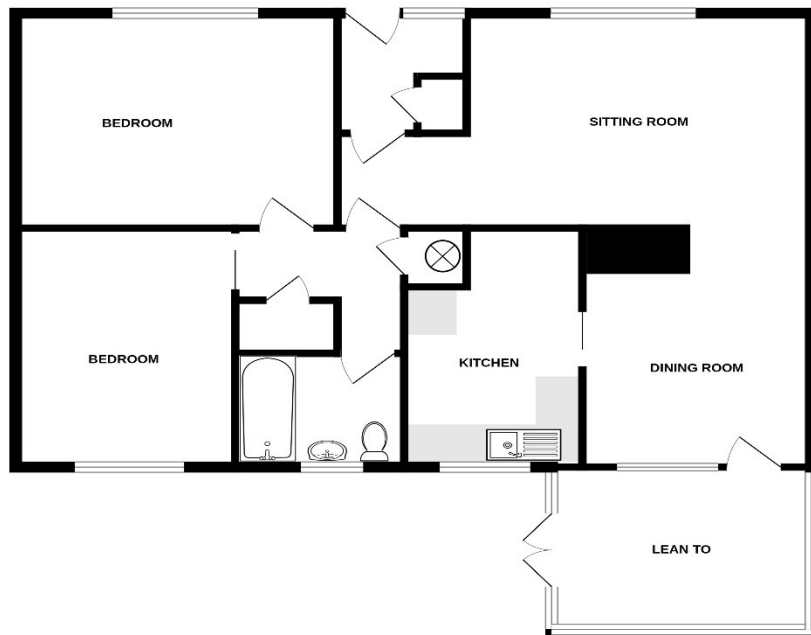
Jenkinson Estates are pleased to bring to the market this semi detached bungalow in a secluded location of Balmoral Road, Kingsdown. This property is situated within a pedestrian part of the road and really must be viewed. The property is accessed via an inner porch that opens to a living room, which overlooks the front garden and continues to the dining room. From here there is a lean-to and the kitchen, with both overlooking the rear garden. The property offers two bedrooms and the family bathroom. There is the additional benefit of a garage en-bloc, which can be accessed via rear gated access from the garden. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates



Council Tax Band C



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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;
Inner Porch

Living Room
19'10" x 10'4" (6.05m x 3.15m)

Dining Room
9'5" x 8'4" (2.87m x 2.54m)

Kitchen
10'5" x 8'0" (3.18m x 2.44m)

Lean-to
9'5" x 8'8" (2.87m x 2.64m)

Bedroom One
12'0" x 10'0" (3.66m x 3.05m)

Bedroom Two
10'5" x 8'4" (3.18m x 2.54m)

Family Bathroom
6'5" x 5'5" (1.96m x 1.65m)

Front and Rear Gardens

Garage En-Bloc

