



Taylors

KINGSWINFORD, 46 Balfour Road

£250,000

3 1 1



Well located within the very popular 'Blandford Mere' development, a short walk to the Blandford Mere Primary School, supermarkets and shops, this **EXTENDED SEMI DETACHED FAMILY HOME** offers a **GENEROUS THREE BEDROOM** layout. The property includes a rear garden and a **DRIVEWAY** plus **GARAGE**, located to the rear.

The ground floor accommodation has been **EXTENDED** to both the front and the rear and offers a **SPACIOUS** layout which includes **GAS CENTRAL HEATING**, **UPVC DOUBLE GLAZING** and comprises: extended reception hall, extended lounge with dining area, extended kitchen, **THREE GOOD BEDROOMS** and a modern shower room.

The property enjoys an open front outlook overlooking the green and located to the rear is the **DRIVEWAY**, providing off road parking and **GARAGE**. The rear garden includes a full width patio, steps down to lawn and rear gated access to the drive and garage.

Tenure: Freehold. **Construction:** brick with a pitched tiled and flat roof. **Services:** All mains services are connected. **Broadband/Mobile coverage:** Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. **Council Tax Band C** . **EPC TBA**. **KINGSWINFORD OFFICE**

Reception Hall - 3.78m x 1.8m (12'5" x 5'11")

Extended Lounge/ Diner - 6.6m x 4.29m (21'8" x 14'1")

Extended Kitchen - 3.81m x 2.72m (12'6" x 8'11")

Bedroom 1 - 3.76m x 2.67m (12'4" x 8'9")

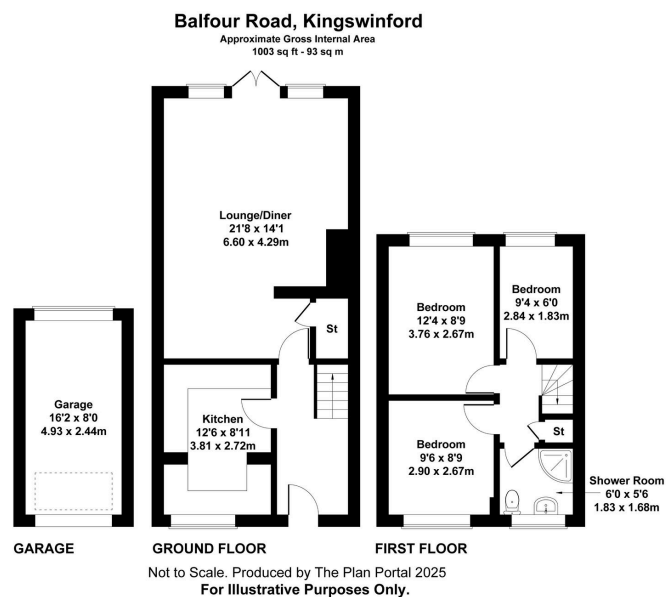
Bedroom 2 - 2.9m x 2.67m (9'6" x 8'9")

Bedroom 3 - 2.84m x 1.83m (9'4" x 6'0")

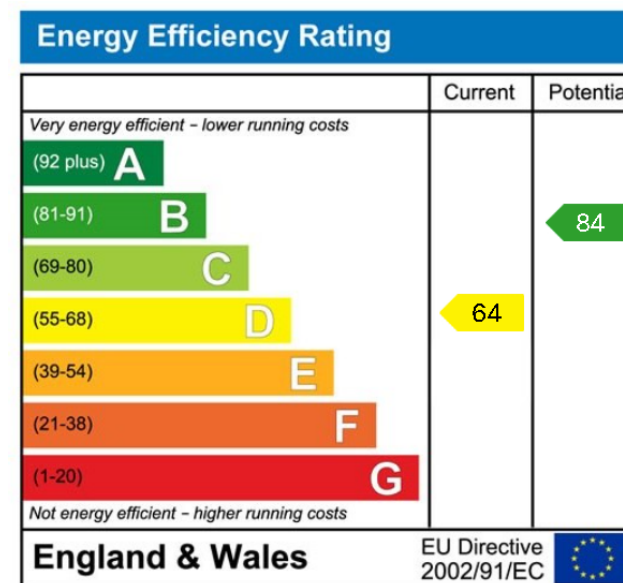
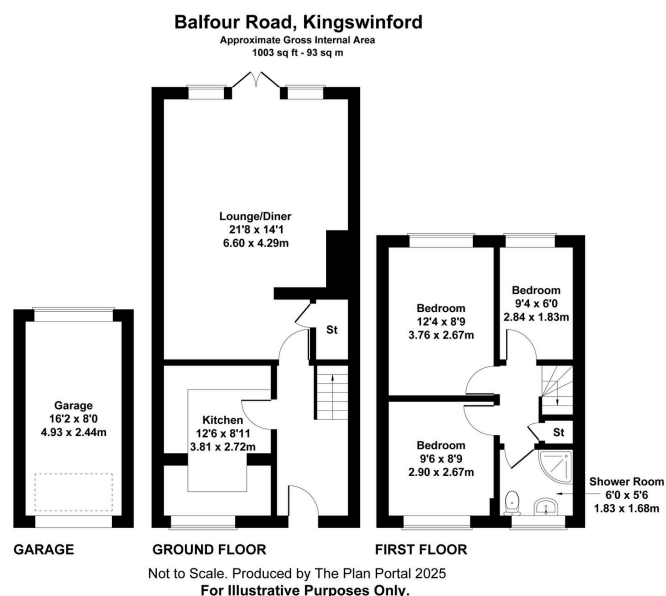
Shower Room - 1.83m x 1.68m (6'0" x 5'6")

Garage - 4.93m x 2.44m (16'2" x 8'0")





- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED KITCHEN
- GARAGE
- POPULAR LOCATION
- EXTENDED TO THE FRONT & REAR
- LARGE LOUNGE DINER
- DRIVEWAY
- REAR GARDEN
- CONVENIENT FOR SCHOOLS & SHOPS



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