



27 Balmer Road, Blandford Forum, Dorset, DT11 7XT





A 2 Bedroom End-Of-Terrace House With En-Suite On This Popular Modern Development Within Blandford Forum. The Property Benefits From Parking, Cloakroom & No Forward Chain *Tenant In Situ Until August 2024*****

Entrance Hall - Door to front, storage cupboard under stairs, laminate flooring

Living/Dining Room 12'6" (3.81m) x 12'5" (3.78m)- Window to front aspect, TV and telephone point, laminate flooring

Inner Hallway - Stairs to first floor, glazed door to rear garden, laminate flooring

Cloakroom - Obscure window to the front aspect. low level WC, pedestal wash hand basin, tiled splash-backs, radiator

Kitchen 9'0" (2.74m) x 8'5" (2.57m)- Window to front aspect, a range of beech fronted base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, stainless steel sink with drainer inset, space for free-standing cooker, space and plumbing for washing machine, space for fridge/freezer, tiled flooring

First Floor Landing -

Bedroom 1 12'2" (3.71m) x 9'9" (2.97m)- Window to rear aspect, built-in wardrobes, radiator

En-Suite - Obscure window to rear aspect, white suite comprising shower cubicle, low level WC, pedestal wash hand basin, tiled splash-backs, radiator, tiled flooring

Bedroom 2 9'10" (3m) x 9'0" (2.74m)- Window to front aspect, radiator

Bathroom - Obscure window to front aspect, white suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, tiled splash-backs, radiator, vinyl flooring

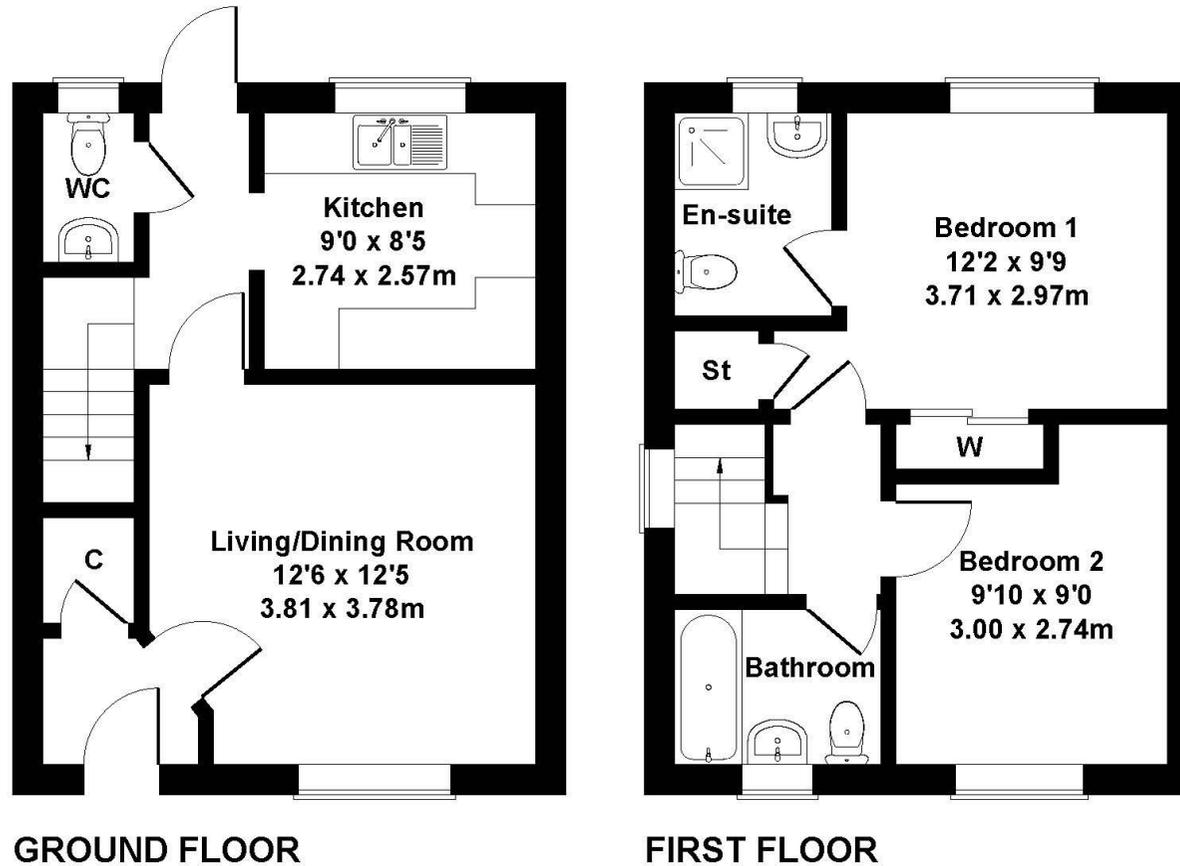
Outside - To the front of the property there is an allocated parking space with path and enclosed garden to front. Fully enclosed rear garden being bounded by brick walling and timber fencing, path leading to patio area at foot of garden, remainder being laid to lawn, established tree and hedges



£270,000 Freehold

27 Balmer Road

Approximate Gross Internal Area
699 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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