



**30 Little Forest Road, Talbot Woods, Bournemouth,
Dorset BH4 9NW
£850,000 Freehold**





Property Summary

A rare opportunity to purchase this detached residence offering further scope for improvement, situated in one of Talbot Woods most premier roads. Please call us to book your appointment.



Key Features

- The Property Is Situated In A Tranquil Setting In Talbot Woods Premier Location
- Generous Living Accommodation With Scope For Improvement
- Exceptional Size Living/Dining Room
- Pleasant Outlook Onto The Gardens
- Kitchen
- Two Double Bedrooms
- Conservatory With Access Directly On To The Rear Garden
- Family Bathroom & Additional Shower Room En-Suite
- Large Driveway With Parking For Several Vehicles
- Viewing Highly Recommended



About the Property

This property offers generous living accommodation with further scope for improvement. The ground floor has an exception sized living/dining room running the length of the property with pleasant outlook onto the gardens. The kitchen has a range of eye and low level cupboards, floor mounted boiler and space for a freestanding cooker, leading off the kitchen is the conservatory with access directly onto the rear garden. To the first floor are two double bedrooms, both benefiting from fitted wardrobes, the family bathroom completes the accommodation.

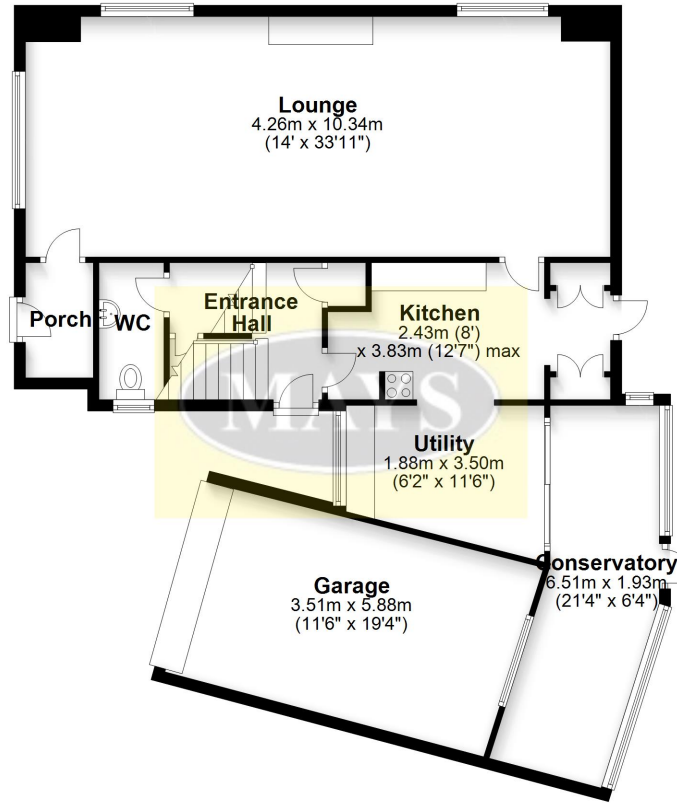


The property is tucked away giving privacy and a tranquil, peaceful setting. The front of the property has a large driveway with parking for several vehicles and access to the garage. Side access leads through to the rear garden which is laid mainly to lawn with mature trees and hedging. Overall, this property requires updating and modernisation however has fantastic potential and would make an ideal family home, viewings are highly recommended.

BCP Council tax Band G

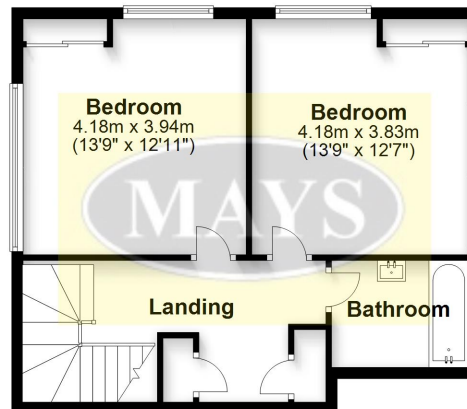
Ground Floor

Approx. 113.1 sq. metres (1217.4 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 165.0 sq. metres (1776.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Talbot Woods is one of Bournemouth's most exclusive enclaves, benefitting from local facilities which include the West Hants Sports and Leisure Club and the renowned Talbot Heath School. 'The Club' at Meyrick Park is close-by offering an 18-hole golf course and state of the art fitness centre.

Bournemouth town centre is less than a mile away and offers a wide range of shops, restaurants, cafes and leisure facilities, not to mention the famous Blue Flag sandy beaches. Westbourne village is also less than a mile away providing an eclectic mix of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities.

Talbot Heath Nature Reserve and Pugs Hole are also in close proximity with stream, heath and woodland walks in a tranquil setting. There are also good transport links providing easy access by road and rail to Southampton and London.



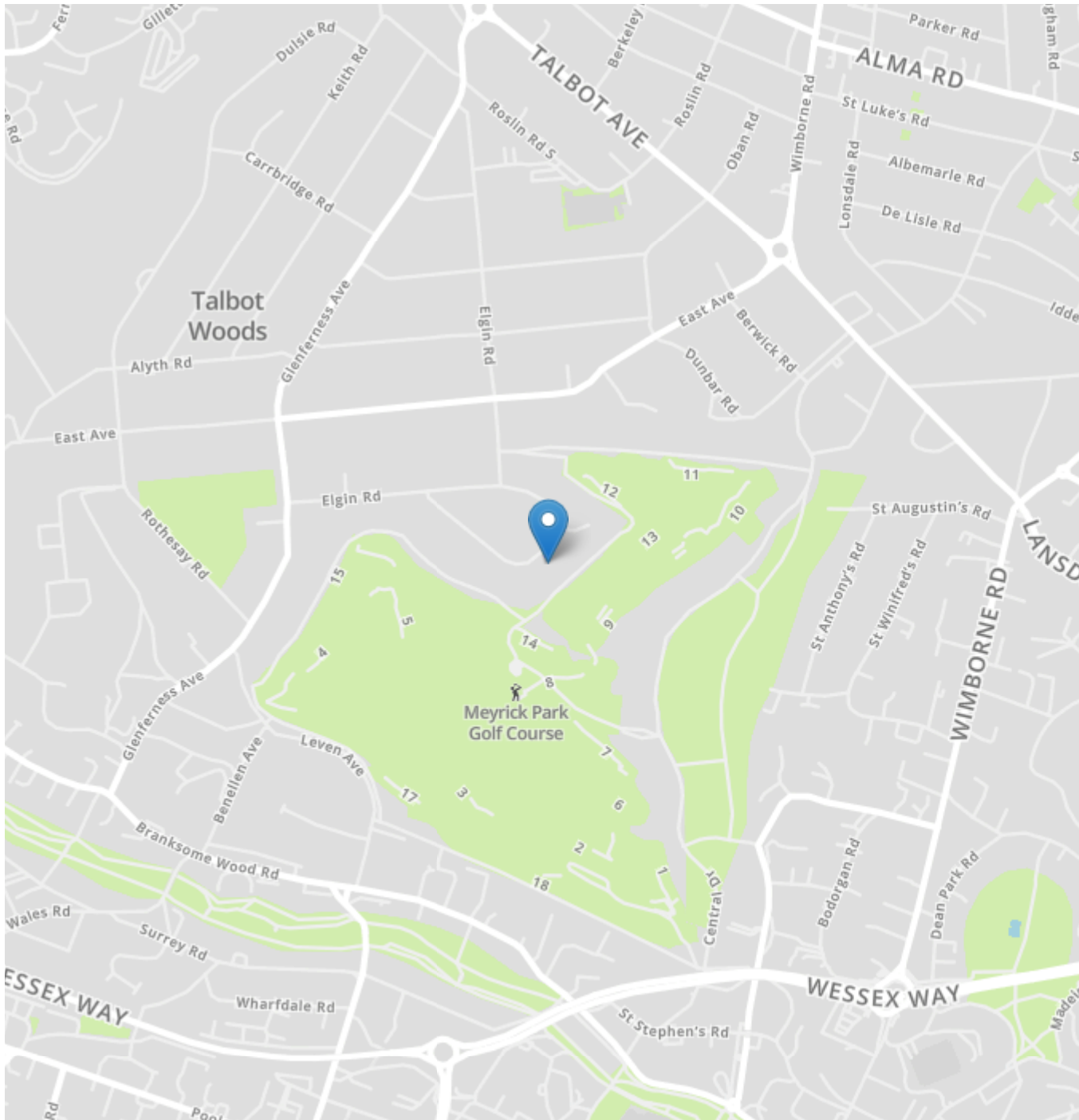
About Mays


Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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