



HEARNES

WHERE SERVICE COUNTS

A spacious detached character home located in the premier Talbot Woods location offering substantial living accommodation along with the opportunity for further remodelling and updating. The property is situated within one of Bournemouth's most sought after locations whilst being in easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis Club. The property currently features spacious and flexible ground floor accommodation whilst further benefitting from a spacious, private rear garden, garage and ample off road parking. The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into an impressive living room measuring in excess of 24 ft whilst overlooking and providing access to the rear garden. The living room leads into a separate dining room offering a pleasant outlook to the front aspect. A spacious kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances. The ground floor accommodation further benefits from a large study, conservatory and bathroom which could be utilised as a ground floor double bedroom and self contained living area. The ground floor accommodation is complete with a further WC.

Situated on the first floor are the property's three bedrooms, all of which are double in size, with the accommodation complete with a family bathroom and separate WC.

Externally the property features an impressive, private rear garden being mainly laid to lawn with a selection of established borders along with a generously sized patio seating area adjoining the rear of the property. To the front a driveway provides ample off road parking and leads to a spacious garage.

EPC RATING:D

COUNCIL TAX BAND:G

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Huntly Road, Bournemouth, BH3

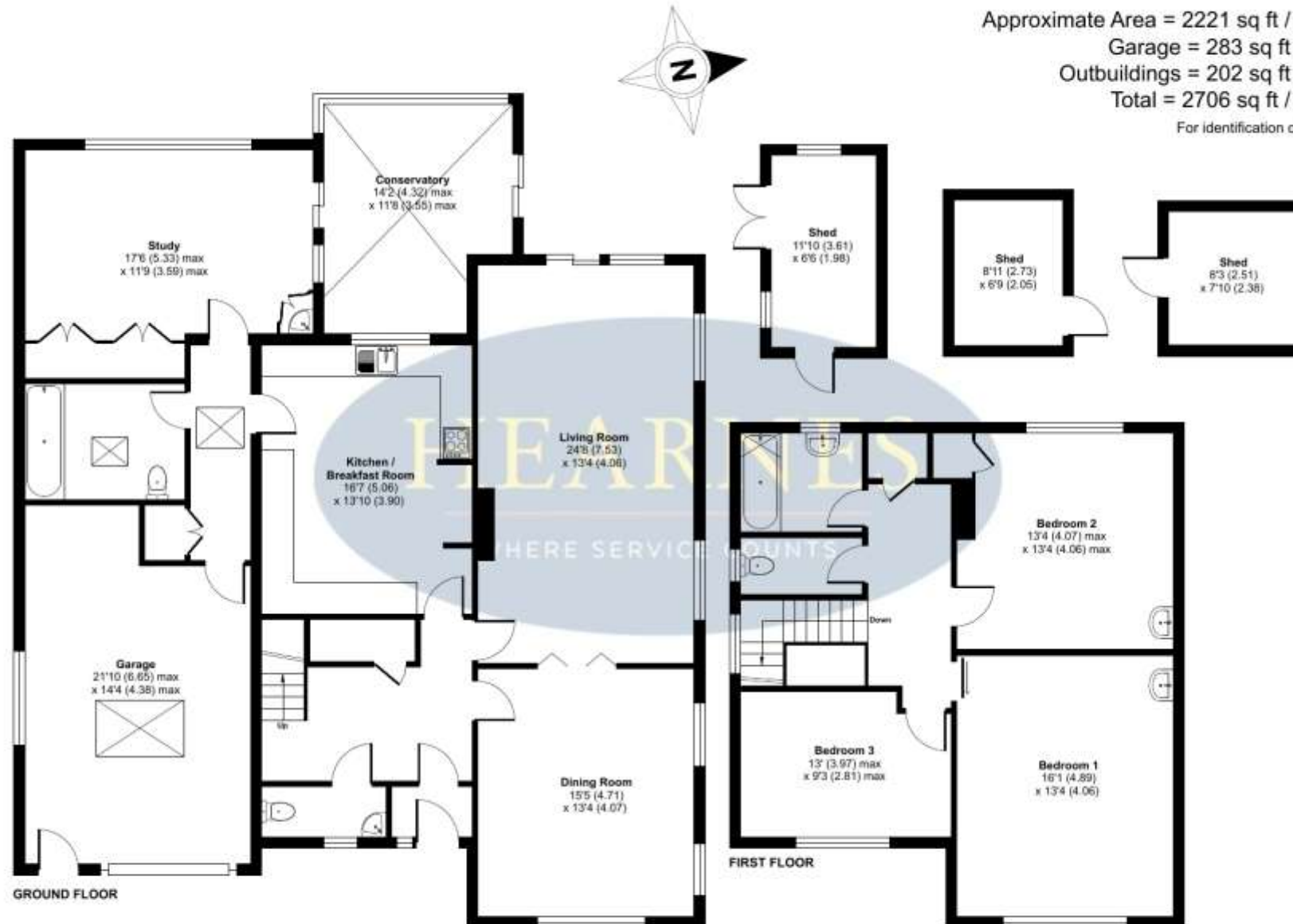
Approximate Area = 2221 sq ft / 206.3 sq m

Garage = 283 sq ft / 26.2 sq m

Outbuildings = 202 sq ft / 18.7 sq m

Total = 2706 sq ft / 251.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hearn's Bournemouth Estates Ltd. REF: 1349989

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

