



**Georgina Close, Talbot Village, Poole,
Dorset, BH12 5EH**

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FREEHOLD

A superbly presented four bedroom detached family home located in a cul de sac within the highly sought after Talbot Village location providing easy access to Bournemouth and Poole Town Centres and only moments from Bournemouth University. The property has been maintained to a high standard by the current owners and features a self contained one/two bedroom annexe and studio apartment offering an ideal home and income opportunity or potential for a large family to live together.

On entering the main property a hallway, with stairs leading to the first floor landing, leads into a spacious living room overlooking the front aspect. To the rear of the property an open plan kitchen/dining room offers ample floor and wall mounted units finished with a matching work surface and leads into a spacious utility/storage area which also provides access to the rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generous in size and three of the bedrooms featuring fitted wardrobes. The master bedroom is served by a modern fitted en suite shower room with a further family bathroom completing the main accommodation.

To the rear of the property you can access the self contained studio apartment and annexe. The annexe offers the potential for one/two bedrooms or a separate living room along with a kitchen/breakfast area, modern shower room and direct access on to the garden. The studio apartment features an open plan living/bedroom area with kitchenette along with a separate modern shower room.

The sunny aspect rear garden features a patio seating area along with an area laid to artificial lawn and range of attractive flower and shrub borders. To the front an attractive block paved driveway provides ample off road parking.

EPC RATING: C

COUNCIL TAX BAND: E

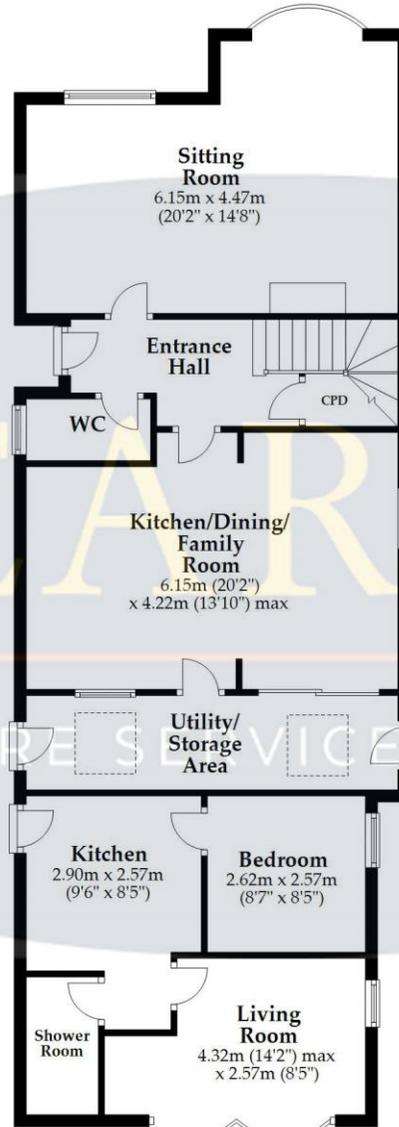
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 101.0 sq. metres (1087.1 sq. feet)



First Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



Ground Floor

Approx. 12.1 sq. metres (130.2 sq. feet)



Total area: approx. 176.2 sq. metres (1896.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



