



A superbly presented three double bedroom home located in the highly sought after Talbot Woods location within easy reach of Bournemouth Town Centre, transport links and popular West Hants Tennis and Leisure Club. The property has been superbly maintained and updated by the current owners and features an impressive open plan kitchen/dining/living area, luxury ground floor shower room along with a private ,sunny aspect rear garden, detached garage and ample off road parking.

On entering the property a useful entrance porch provides an ideal storage and leads into a spacious hallway with beautiful, original parquet flooring running throughout the hallway, living room and kitchen area. A particular feature of the property is the impressive and spacious open plan kitchen/dining/living area providing access to a conservatory and onto the rear garden. The kitchen offers ample floor mounted units finished with a contrasting Quartz work surface and range of open shelving. The ground floor accommodation is complete with three double bedrooms, separate WC and a luxury shower room comprising of wash hand basin and large walk in shower enclosure.

Externally the property features a secluded rear garden featuring a patio seating area along with a large area laid to lawn finished with a range of established borders. To the front aspect a garden area and driveway provides ample off road parking and leads to a detached garage.

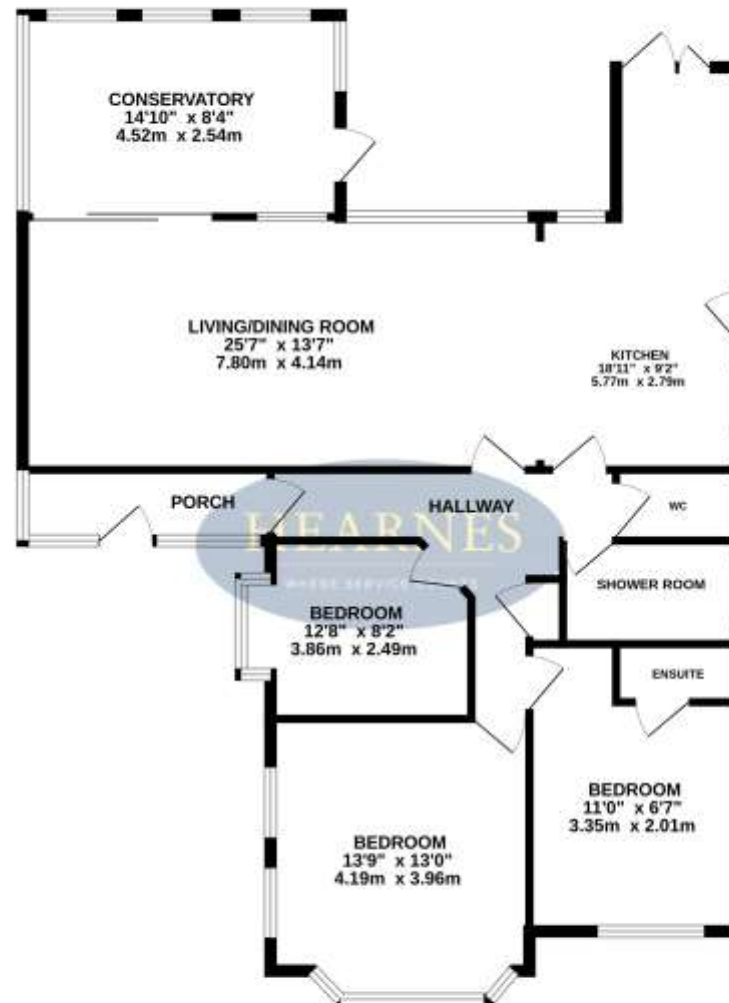
COUNCIL TAX BAND: E

EPC: D

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.



GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

