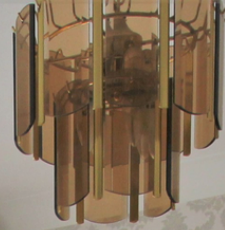




**71 Glenferness Avenue, Talbot Woods,  
Bournemouth, Dorset BH3 7ER  
Price Guide £1,000,000 Freehold**









## Property Summary

An impressive, detached family home situated in the heart of Talbot Woods. Offering versatile accommodation with scope for improvement, offered to the market with no forward chain.



## Key Features

- Four double bedrooms
- Exceptional living accommodation
- Corner plot with generous front and rear garden
- Double garage
- Driveway for parking
- Two bathrooms
- Premier Talbot Woods location
- Offered with no forward chain
- BCP council tax band: G



## About the Property

Generous open entrance hall leads through to the ground floor accommodation with area for coats and shoes and downstairs WC. The living room offers triple aspect, a bright and airy room offering exceptional space with sliding doors leading through to the dining room. The kitchen has a range of eye and low level cupboards, integrated electric hob, eye level oven and grill, utility with plumbing for washing machine and space for freestanding fridge/freezer. There is a third reception room to the ground floor which would make an ideal snug/office or sitting room.

Stairs rise to the first floor landing with large window producing floods of light onto the main landing. There are four double bedrooms, the master benefits from dressing area and en-suite shower room, the family bathroom completes the accommodation.



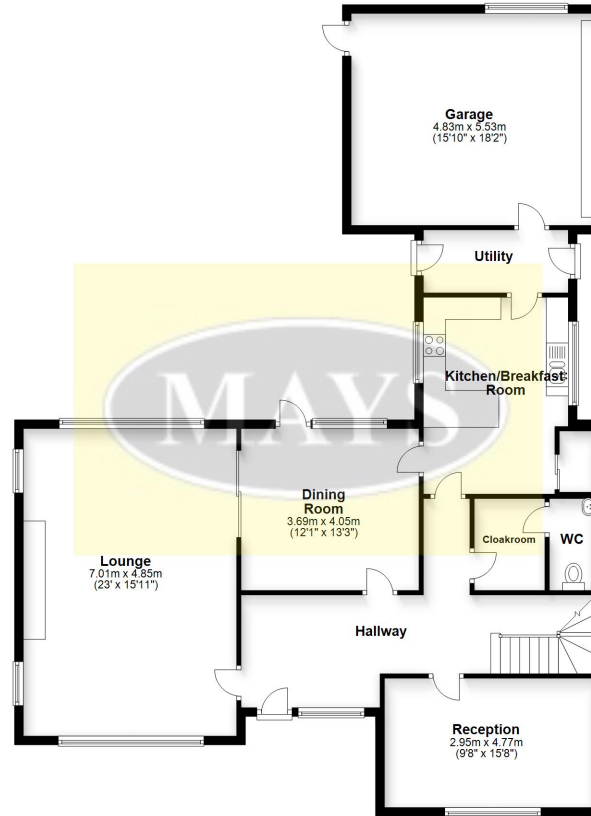
The property benefits from a double garage with access internally and externally, driveway with parking and being on a corner plot, there are generous gardens to the front and back.

Overall, this property would make an ideal loving family home with further scope for improvement and modernisation. Viewings are highly recommended.

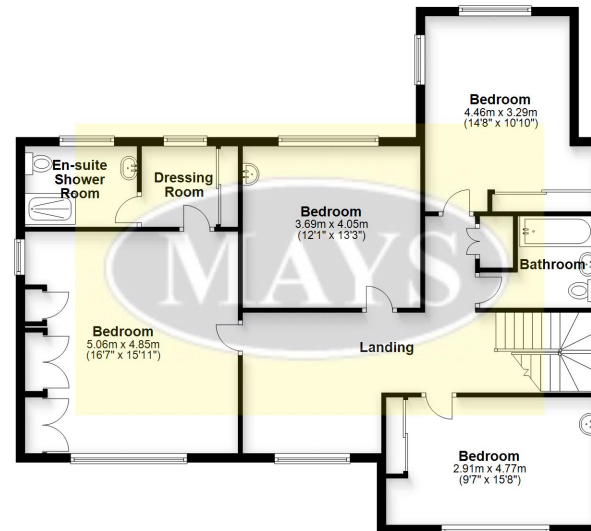
Council Tax Band: G



**Ground Floor**  
Approx. 138.6 sq. metres (1491.8 sq. feet)



**First Floor**  
Approx. 108.6 sq. metres (1168.6 sq. feet)



Total area: approx. 247.2 sq. metres (2660.4 sq. feet)







## About the Location

Situated close to the Talbot Heath Nature Reserve, a site of Special Scientific Interest and is ideal for outside recreation. The property is located a short distance from the 18 hole Meyrick Park Golf Course and the Talbot Heath independent school and is within easy access to Bournemouth Town Centre, Westbourne and The West Hants Tennis & Health Club.



## About Mays

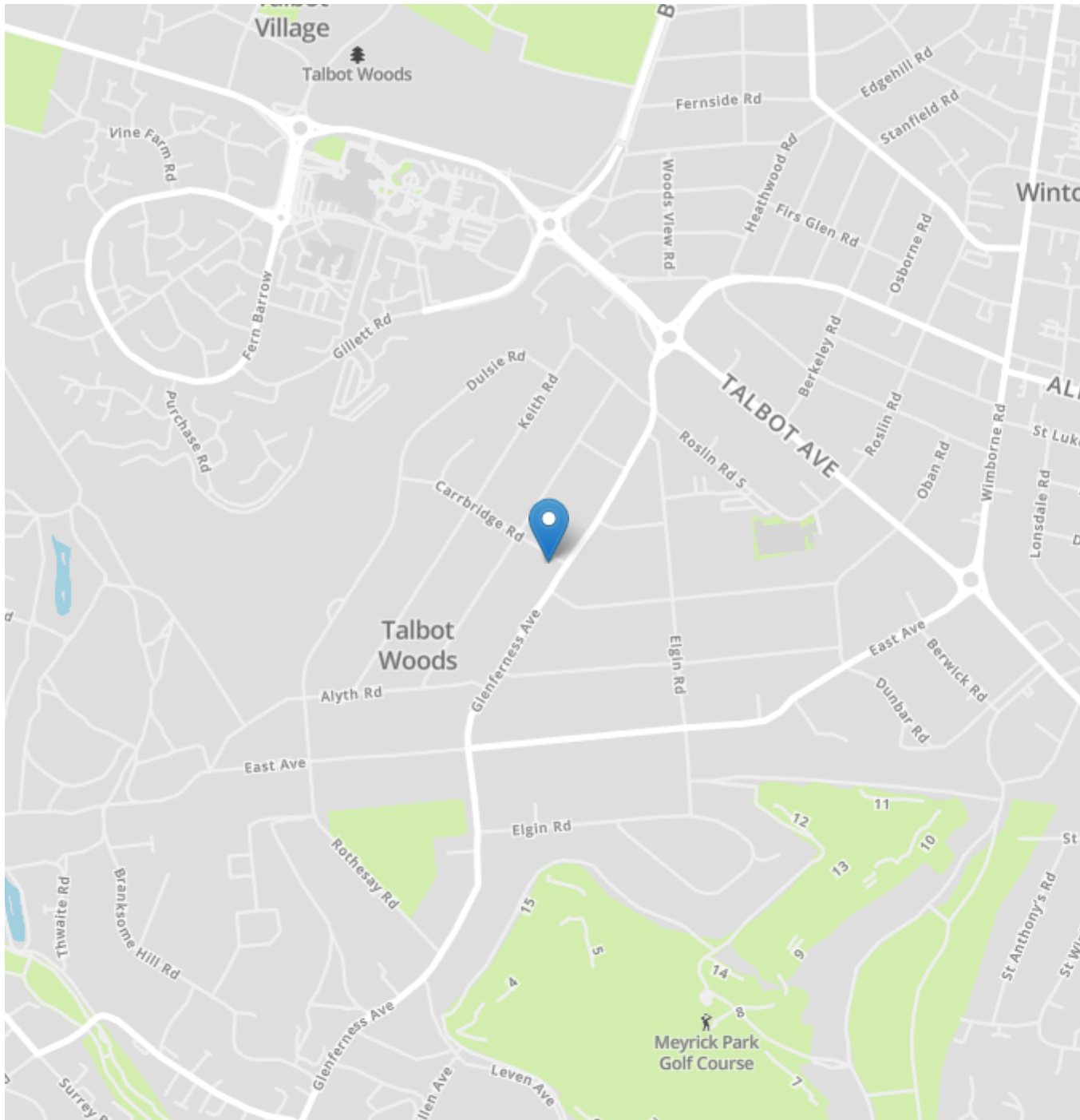
Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.


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.

**BRINGING PEOPLE & PROPERTY TOGETHER FOR OVER 25 YEARS**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

**Mays Estate Agents - Westbourne**

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

E: [bournemouth@maysestateagents.com](mailto:bournemouth@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

