



Firs Glen Road, Talbot Park
Bournemouth, Dorset, BH9 2LT

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FREEHOLD

A superbly presented four double bedroom detached character house located in a highly desirable residential and school catchment location within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners, whilst retaining many original features, along with benefitting from three modern bath/shower rooms, an impressive open plan kitchen/dining room, two reception rooms and conservatory. The property also features a spacious, southerly aspect rear garden along with ample off road parking and a new roof fitted in January 2022.

On entering the property a welcoming entrance hall with solid oak flooring throughout the ground floor along with stairs leading to the first floor landing, leads into a living room which in turn opens to a spacious conservatory, with bi-folding doors, which overlooks and provides access to the impressive rear garden. A spacious kitchen/dining room runs the length of the property and features a beautiful fireplace. The kitchen offers a compressive range of floor and wall mounted units finished with a matching granite work surface and range of integrated kitchen appliances. The ground floor is complete with a separate study and WC.

Situated on the first floor are three of the property's bedrooms, all of which are generously sized rooms with one of the bedrooms benefitting from an en suite shower room. The first floor accommodation is complete with a luxury family bathroom comprising a WC, two wash hand basins, shower and separate free standing bath. The accommodation is complete with a further spacious double bedroom located on the second floor along with a modern en suite shower room. Both the family bathroom and en suite shower room benefit from underfloor heating.

Externally the property benefits from a spacious, southerly facing rear garden with a large decked seating area along with a generously sized area laid to lawn with a range of attractive flower and shrub borders. There is also the benefit of a large garden office/cabin. To the front a resin driveway provides ample off road parking and leads to a large car port whilst also benefitting from outdoor electrical points to the front and rear gardens.

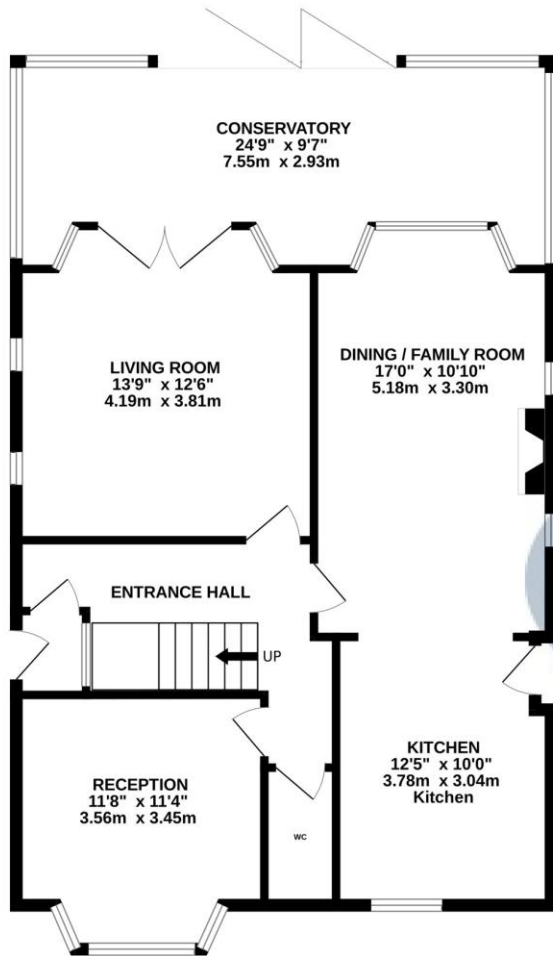
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COUNCIL TAX BAND: E

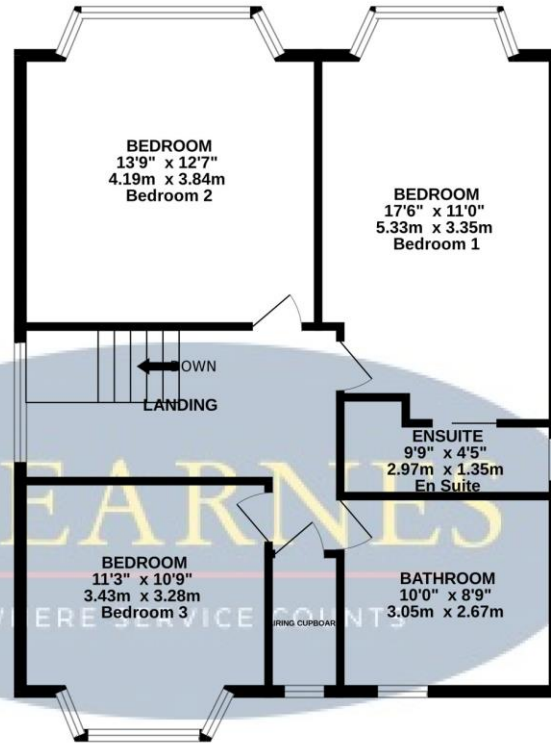
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



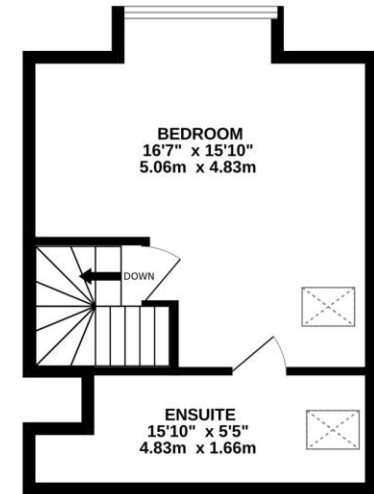
GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



FIRS GLEN ROAD

TOTAL FLOOR AREA : 2072 sq.ft. (192.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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