



HEARNES
WHERE SERVICE COUNTS

A rare opportunity to purchase a beautifully presented four bedroom Victorian home. Built in 1895 the property benefits from three reception rooms, open plan kitchen/dining room and a detached garage once a coach house and stables. The property offers spacious living accommodation throughout and is situated in this popular residential location of Talbot Park providing easy access to the highly regarded West Hants tennis club, Winton High Street with Bournemouth town centre only being a short distance from the property.

On entering the property through enclosed porch a spacious hallway leads to all ground floor accommodation. The sitting room is situated to the front of the property and has an attractive bay window. The living room also situated to the front of the property enjoys a log burner and feature bay window. The third reception room leading the the kitchen/dining room also gives access to a storage cupboard, WC and shower room allowing a reception room to become an additional bedroom. A particular feature of the property is the open plan kitchen, dining room overlooking the rear garden. The kitchen offers a wide range of floor and wall mounted units with a contrasting wood work surface, integrated cooker and space for further freestanding appliances. From the dining area double doors provide access onto the rear garden.

On the first floor there are four bedrooms all served by a fitted family bathroom. The bathroom suite comprises of a free standing roll top bath, WC and hand wash basin.

Externally a spacious rear garden offers a high degree of privacy being mainly laid to lawn with a patio seating area adjoining the rear of the property. The borders are clearly defined by a range of mature shrubs and hedging. To the rear a impressive detached double garage offers an fantastic opportunity for refurbishment or the creation of further accommodation. Double gates provide access to the double garage and a parking suitable for two vehicles.

COUNCIL TAX BAND: D

EPC RATING : E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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
713 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

