



**HEARNES**  
WHERE SERVICE COUNTS



A beautifully presented semi detached house situated on Talbot Village. Located within popular school catchments and easy reach of Bournemouth Town Centre and its award winning sandy beaches.

On entering the property the hallway gives access to all ground floor accommodation with stairs rising to the first floor. There is a spacious living/dining room to the rear of the house with sliding doors leading out to the rear garden. A recently refitted separate kitchen offers ample base and eye level units and overlooks the front aspect. Completing the ground floor accommodation is a cloakroom with WC and wash basin.

On the first floor the landing gives access to three bedrooms, a bathroom and the airing cupboard. The master bedroom is a generous double room with a range of fitted wardrobes, bedroom two is a smaller double also with a fitted wardrobe whilst bedroom three is a single. The bathroom has been beautifully refitted with bath with shower over, WC and wash basin.

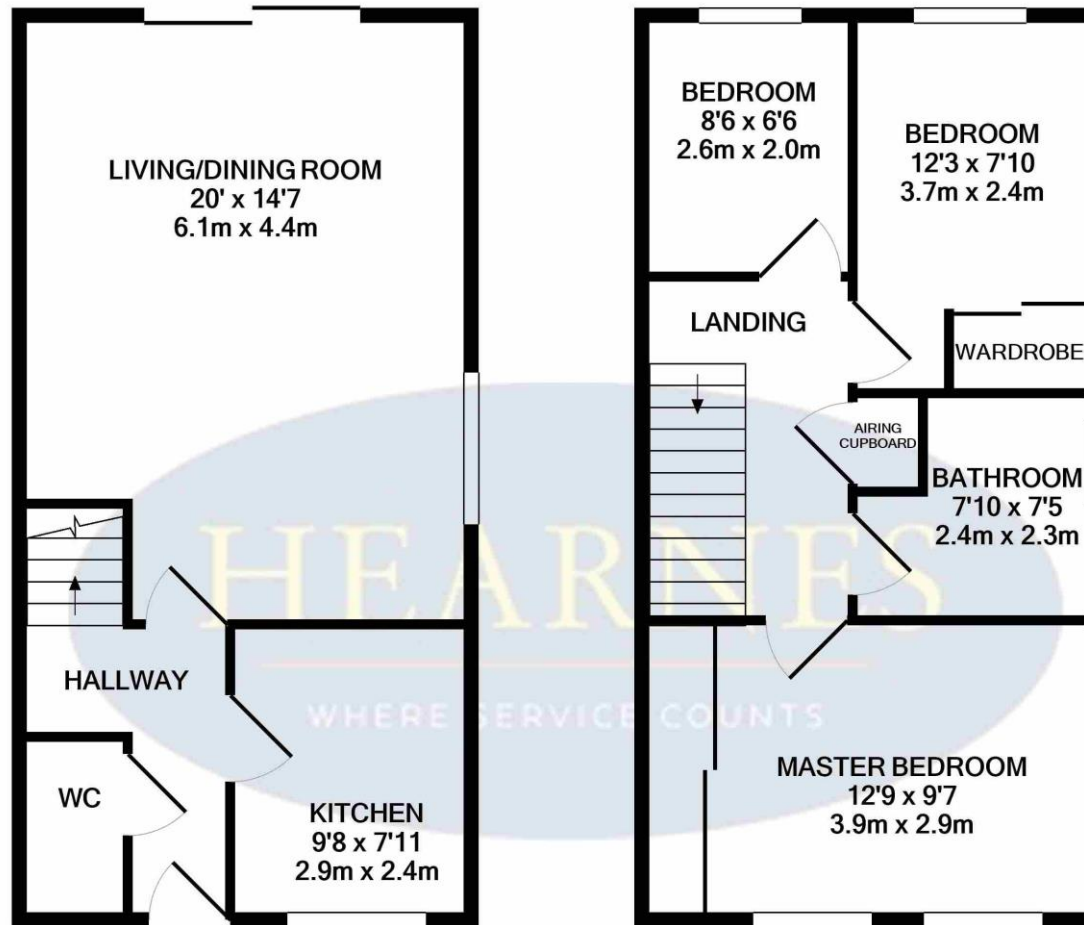
Externally the property benefits from a private rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property. A large block paved driveway provides ample off road parking and leads to a single garage.

**COUNCIL TAX BAND: D**

**EPC RATING: 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  
 APPROX. FLOOR  
 AREA 436 SQ.FT.  
 (40.5 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 436 SQ.FT.  
 (40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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