



HEARNES

WHERE SERVICE COUNTS

A spacious two double bedroom bungalow offering the opportunity for further modernisation and updating whilst being situated on a generously sized private plot within a sought after location. The property, situated in Bournemouth's premier location of Talbot Woods, had previously agreed planning to extend and create an impressive four bedroom chalet style home whilst also offering the opportunity to alter and modernise the existing layout. The property is ideally situated within easy reach of Bournemouth Town Centre and main transport links whilst being within walking distance of the popular West Hants Tennis and Leisure Club. Further benefits include a sunny aspect rear garden, ample off road parking and a garage.

On entering the property a hallway leads into a living room overlooking the front aspect. A separate kitchen/breakfast room, overlooks the rear garden, whilst offering ample floor and wall mounted units finished with a matching work surface. The kitchen leads to a rear hallway and garden room, which overlooks and leads to the rear garden.

The property's two bedrooms are both double in size with the accommodation complete with a family bathroom and separate WC.

A particular feature of the property is the impressive, sunny aspect rear garden, being mainly laid to lawn with a range of established flower and shrub borders. To the front there is a large area laid to lawn along with a driveway providing off road parking which leads to a garage.

EPC RATING: TBC

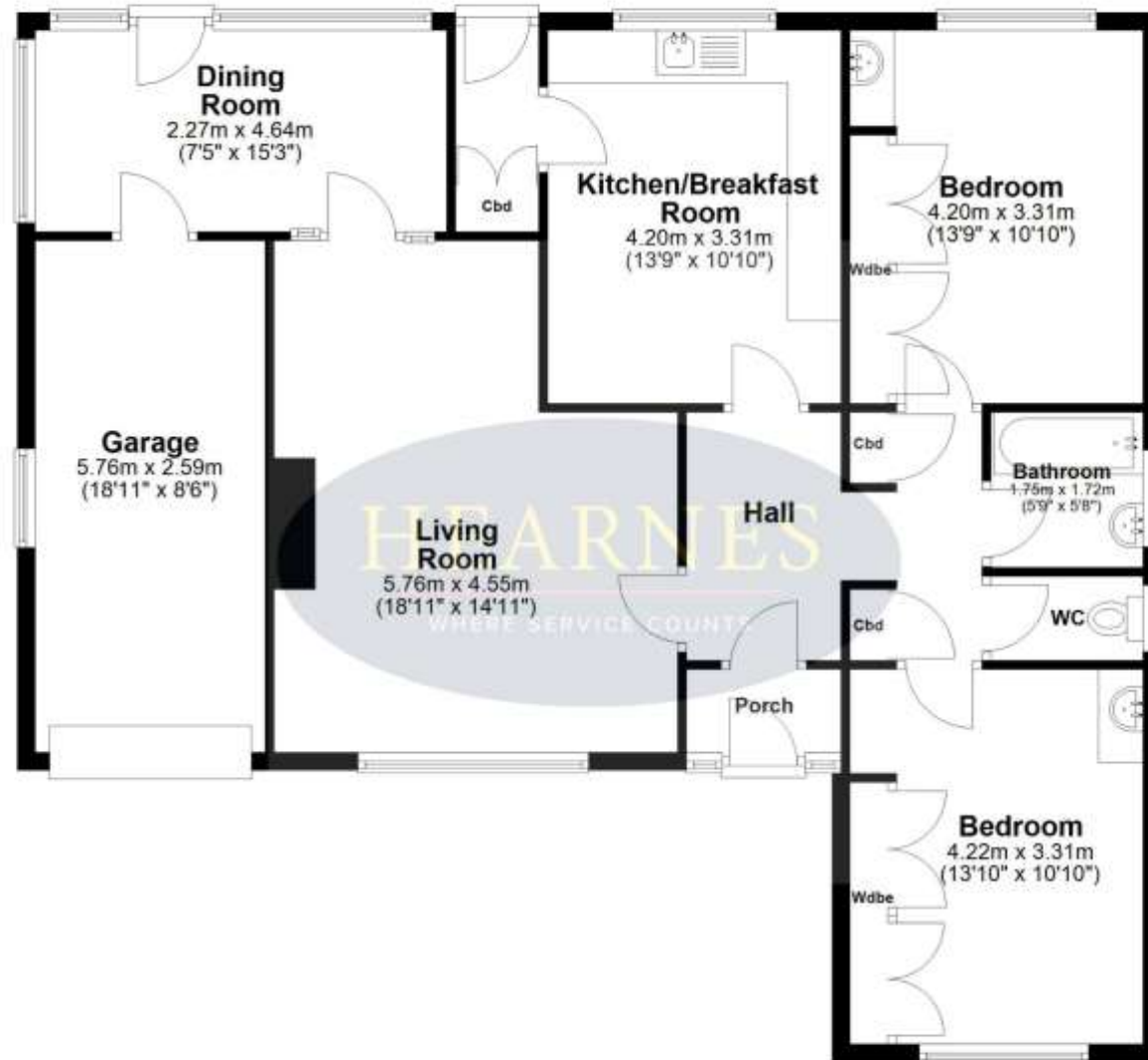
COUNCIL TAX BAND:E

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. 112.4 sq. metres (1210.1 sq. feet)



Total area: approx. 112.4 sq. metres (1210.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

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