



Talbot Woods, Bournemouth

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FREEHOLD PRICE OIEO £575,000

A spacious three double bedroom, two bathroom chalet bungalow located in the highly sought after area of Talbot Woods within easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. The property offers impressive, flexible living accommodation whilst further benefitting from a conservatory, sunny aspect rear garden, ample off road parking and garage.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall leads into a spacious living room with feature fire place, double doors leading onto the rear garden and opening into a conservatory. A kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and breakfast bar seating rear whilst providing a pleasant outlook over the rear garden. Two of the property's bedroom are located on the ground floor, both of which are double in size. The ground floor accommodation is complete with a bathroom comprising a WC, wash hand basin and bath with shower over.

Completing the accommodation on the first floor is a master bedroom suite comprising a walk in dressing area and further modern fitted bathroom.

Externally the property features a large, sunny aspect rear garden being mainly laid to lawn with a range of established flower and shrub borders along with a raised decked seating area adjoining the rear of the property. To the front an attractive block paved driveway provides ample off road parking and leads to a garage.

COUNCIL TAX BAND: E

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.

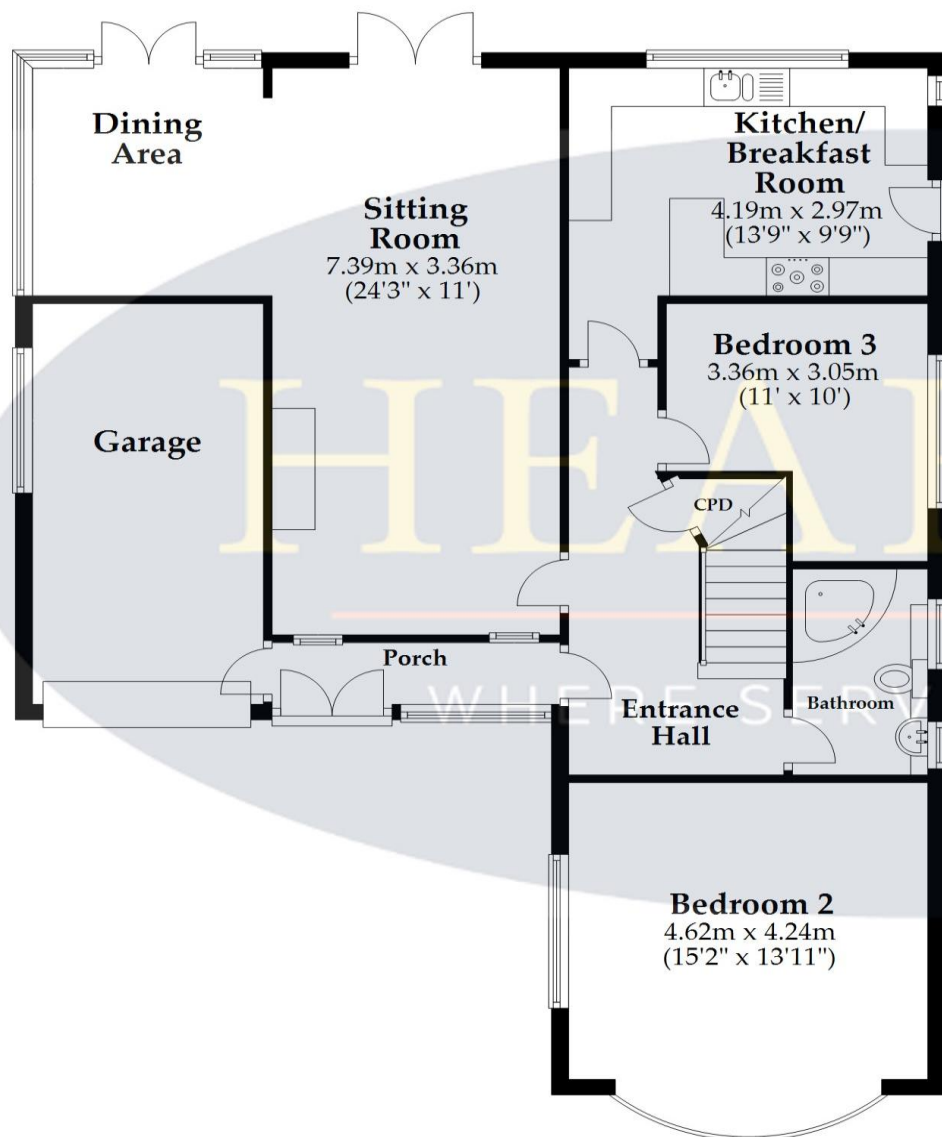




Note; Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy

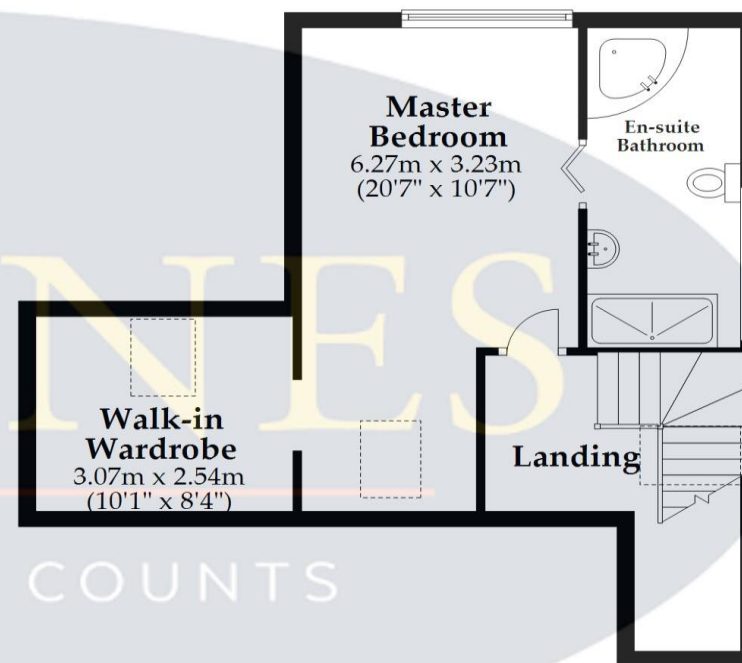
Ground Floor

Approx. 108.2 sq. metres (1164.6 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 150.7 sq. metres (1622.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood





www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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