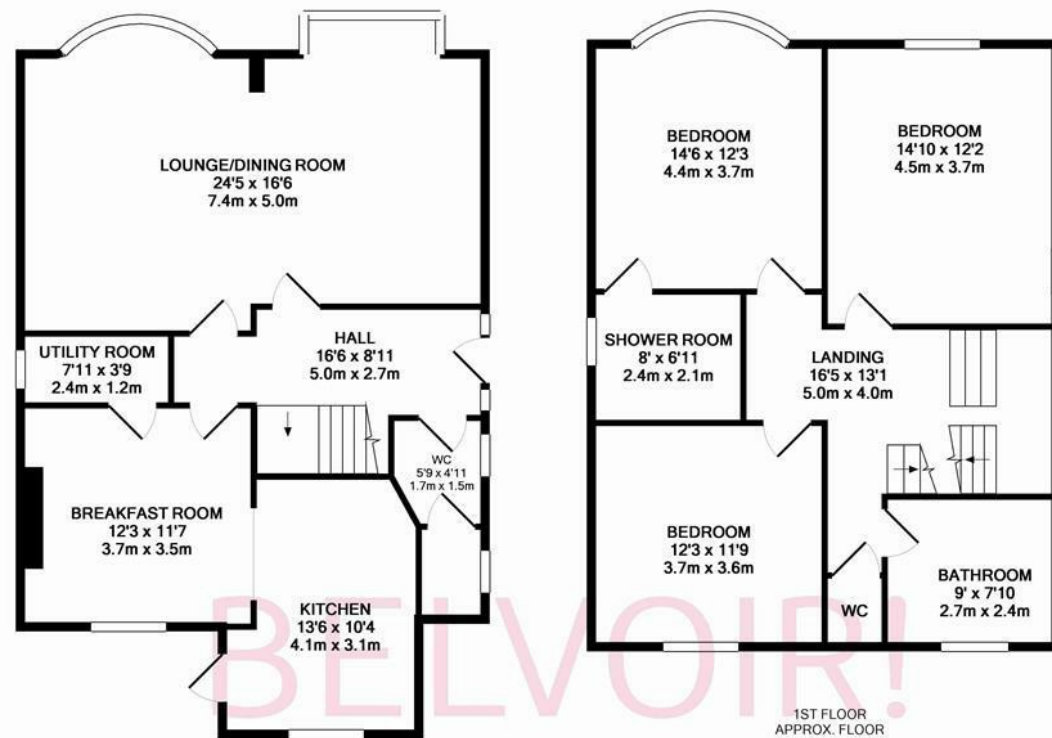


Talbot Hill Road, Bournemouth, Dorset BH9 2JT



TOTAL APPROX. FLOOR AREA 2000 SQ.FT. (185.8 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 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Current: 34, Potential: 59

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.  
 All details and approximate measurements are given in good faith and are believed to be correct at the time of printing

£535,000

# BELVOIR!

A superb double fronted five bedroom, two reception room detached character family home set on a large plot with the added benefit of ample frontage for several vehicles located in the sought after tree lined Talbot Hill Road.

Upon entry to this this character home you have an open and airy entrance hall leading to the ample living space on the ground level, you have access to the downstairs W/C, as you move through the open hallway you have two reception rooms that both benefit from having feature bay windows. To the rear of the property you have a modern fitted kitchen/breakfast room.

On the first floor the landing gives access to four bedrooms, a modern family bathroom with separate W/C and stairs leading to the second floor. The master bedroom is a particularly large double room with access to a fully fitted En-suite shower room with wash hand basin. The second and third bedrooms are also generous doubles. On the second floor you have two good sized double bedrooms with great views of the local area.

The rear garden is mainly laid to lawn and has a small patio area at the start of the garden, the detached garage is also located in the rear garden accessed via a driveway to the side of the property. The front of the property provides ample off road parking.

The Property is located in the sought after Talbot Hill Road, BH9 location, within walking distance of Winton High Street and its abundance of local amenities and home to major bus routes in and out of Bournemouth town centre, again only a short drive away, within close vicinity to the Bournemouth train station and just minutes from the Wessex way in and out of Bournemouth, perfect for commuters.

