



## 7 Talbot Road

Winton, Bournemouth, BH9 2JB

Price Guide £220,000



## Road Map



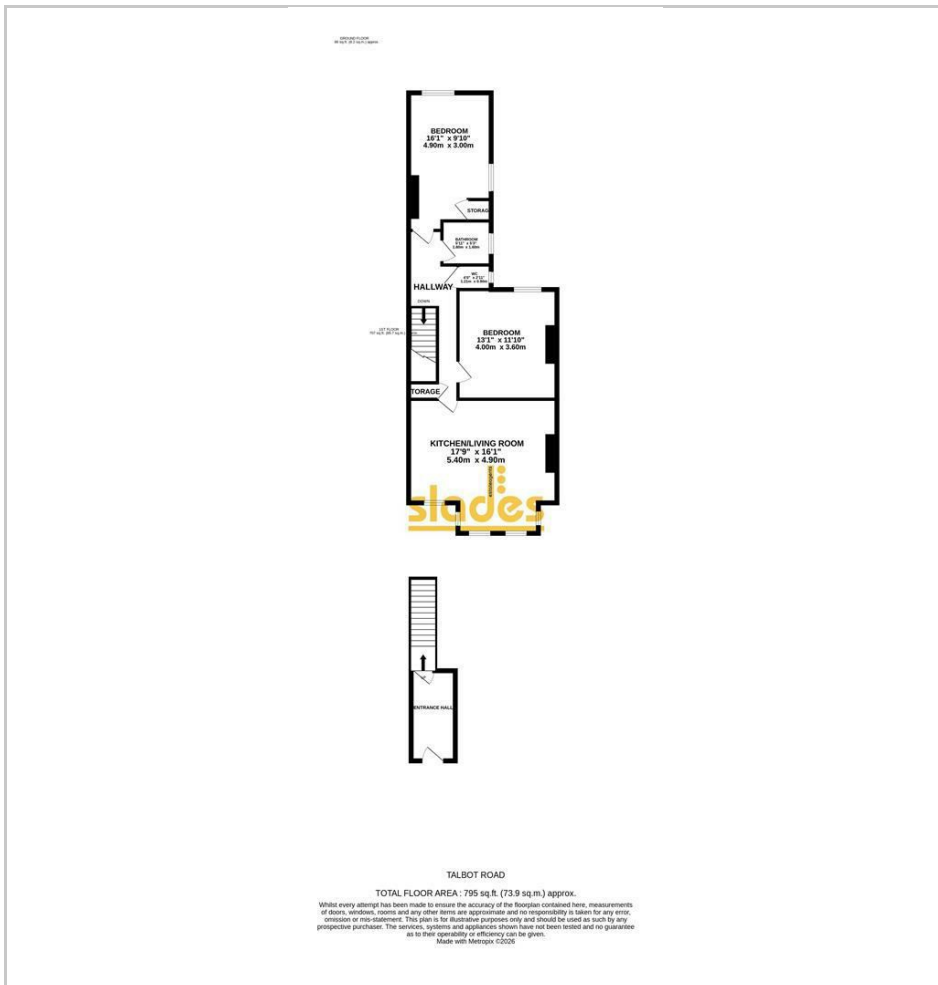
## Hybrid Map



## Terrain Map



## Floor Plan



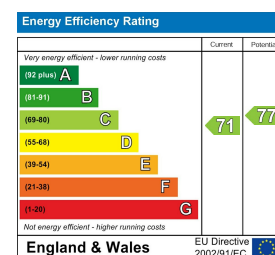
- SPACIOUS FIRST FLOOR APARTMENT WITHIN BH9
- 17ft OPEN PLAN KITCHEN/LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- GFCH & UPVC DOUBLE GLAZED
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- SHARE OF FREEHOLD
- NO FORWARD CHAIN
- EXCELLENT LOCATION CLOSE TO SHOPS, CAFES & PUBLIC TRANSPORT

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**\*\* PRICE GUIDE £220,000 to £230,000 \*\* A spacious and well presented TWO DOUBLE BEDROOM first floor apartment with PARKING & PRIVATE GARDEN. OFFERED WITH NO FORWARD CHAIN**



The accommodation with approximate room sizes comprises of a uPVC entrance door with frosted glazing leading to the well presented shared entrance hall and further door to the first floor flat. Stairs to

#### **BRIGHT AND SPACIOUS FIRST FLOOR LANDING**

having a coved ceiling and inset spotlights, smoke alarm and access to loft space. Radiator. Wall programmer for central heating and hot water controls and useful cloaks storage cupboard. Doors to

#### **OPENPLAN LOUNGE / KITCHEN AREA**

being of a generous size with ceiling cornice, inset spotlights and five uPVC double glazed windows to the front elevation. Decorative fireplace recess and convection radiator with thermostatic valve. Extending breakfast bar separating the kitchen area comprises of matching wall and base level high gloss finished white kitchen cabinets with rolled top working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Four burner gas hob and fitted under counter oven. Chimney style extractor hood over, space and plumbing for automatic washing machine and space for freestanding full height fridge freezer.

#### **MASTER BEDROOM**

with coved ceiling and central light fitting, convection radiator, laminate wooden flooring and uPVC double glazed window to the rear elevation.

#### **BEDROOM TWO**

with ceiling light, dual aspect uPVC double glazed windows to the rear and side elevations, convection radiator and built in airing cupboard housing the

factory lagged hot water cylinder and gas central heating boiler.

#### **BATHROOM**

having a coved ceiling and central light fitting, frosted glazed uPVC window to the side elevation. A modern white suite comprising of a panel enclosed bath with chrome hand grips and chrome mixer taps and shower attachment over. Pedestal wash hand basin with chrome taps and three quarter tiled walls. Tile effect flooring.

#### **SEPARATE WC**

with coved ceiling and light fitting, frosted glazed uPVC window to the side elevation and close couple WC. Tile effect flooring.

#### **OUTSIDE**

The first floor flat benefits from ALLOCATED OFF ROAD PARKING to the left hand side on the front forecourt. A pathway leads alongside the property to the rear and the far section of the garden is conveyed with the first floor flat which has been landscaped to a good standard providing grass areas, mature shrubbery and a brick built storage shed with power and lighting being supplied.

Tenure SHARE OF FREEHOLD

Maintenance SHARED WITH THE GROUND FLOOR FLAT ON AN AS & WHEN BASIS.

