



Offers Over £450,000

Maple Lodge, 3 Talbot Avenue, Bournemouth, BH3 7HP



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A charming mews style three bedroom house, set within a private gated development located in the popular Talbot Woods area.

Property Description

Approximately 20 years old, this delightful home has a cottage feel with a modern interior. Presented in excellent condition throughout with so much to offer. The entrance hallway has a light and airy feel due to high ceilings and skylights to the stairwell. The large lounge has a pleasant aspect overlooking the private garden, opening to the rear of the lounge is a useful space perfect for a snug/study area. The kitchen/diner is a good size with ample space for dining table and chairs, double opening doors from this area lead to the garden and there is a feature arched opening with double doors leading to a side courtyard. The kitchen is well equipped with ample storage units, integrated dishwasher and fridge, five burner gas hob, oakwood work surface areas with brick style tiled splashbacks and under unit lighting. On the first floor the main bedroom has a modern ensuite shower room with double shower unit, modern patterned tiled flooring, tiled walls and storage sink unit. There are a further two bedrooms and family bathroom finished to a high standard with wood panelled walls, matching bath panel and modern tiled flooring.

Externally there is a private low maintenance garden with patio area to the front of the house, to the side via a gateway is a courtyard area with climbing wisteria over a wooden frame providing shade and seclusion. The development is approached via secure electronic gates, there is allocated parking to 'Maple Lodge' plus visitor parking.

Location

Talbot Woods is one of Bournemouth's most prestigious residential areas with Talbot Avenue providing direct transport links to Bournemouth town centre and seven glorious miles of idyllic coastline. Just 0.2 miles away is the West Hants Sports & Social Club, Meyrick Park Health Club and Golf Course is only 1.5 miles away. Popular Westbourne Village is nearby, a thriving shopping district, with independent fashion boutiques, coffee shops and restaurants all linked by a Victorian covered arcade. For all water enthusiasts, picturesque Poole Harbour with a choice of marinas is a short distance away. mainline rail services operate from Poole and Bournemouth with a direct link to London Waterloo in approximately two hour

Tenure

Tenure: Freehold

Service Charge: £450 p.a. for the upkeep of communal gardens and car parking areas.

FEATURES & SPECIFICATIONS

- No forward chain
- Mews style house with private garden
- Excellent condition throughout
- Secure gated development
- Security entry system
- Gas central heating
- Allocated parking
- Conservation area
- Prime location close to amenities



Maple Lodge, Talbot Avenue, Bournemouth

Approximate Gross Internal Area = 113.1 sq m / 1218 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.4 sq m / 4 sq ft
 Total = 113.5 sq m / 1222 sq ft

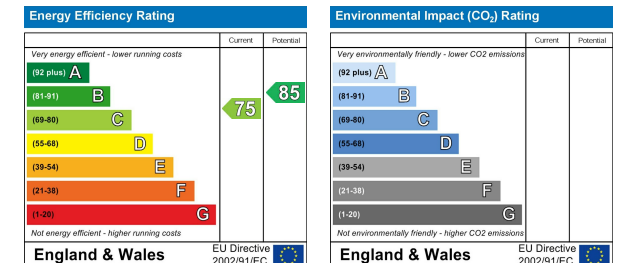


= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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