



£720,000

89 Keith Road, Talbot Woods, Bournemouth, BH3 7DT



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Property Description

This property offers flexible accommodation comprising of three reception rooms, a large kitchen/diner, ground floor bathroom and the first floor comprising of two double and one single bedroom, shower room and ensuite shower room.

The lounge is a good size with large front aspect window, original picture rails, fireplace with inset electric fire. The kitchen/diner is split level with a step down to the dining area, both rooms have a pleasant outlook over the rear garden. Kitchen units are wood effect with integrated appliances (dishwasher & washing machine) plus space for a free standing American Style fridge/freezer. work surfaces areas are a dark granite stone and there is a neat recessed tiled area suitable for housing a range style cooker. From the dining area there is access to the garage and also double opening doors lead to a decked area. Two of the reception rooms on the ground floor are currently being used as bedrooms, the room located to the rear of the house has double opening doors to the decked area. The family bathroom located on the ground floor is a good size with free standing roll edge bath, corner shower cubicle and modern sink unit.

The first floor accommodation comprises of two double bedrooms, a single bedroom (ideal for an office/dressing room), an ensuite shower room which is fully tiled and has a neat built-in sink unit and the separate shower room is also fully tiled.

To the front of the property there is ample off road parking and access to the single garage which has an electronic opening system. The private rear garden comprises mainly of a lawn area with adjoining hedging and shrubs and some mature trees. Adjoining the house at the rear is a large decked area with steps leading onto the lawn area.

Location

Talbot Woods is considered one of Bournemouth's finest residential areas, popular for both families and the retired. The area is conveniently situated close to both Bournemouth town centre and Westbourne Village, nearby facilities include The premier West Hants Racket & Sports Club and Meyrick Park which offers an 18 hole golf course, leisure club, outdoor bowling, tennis and open green spaces. Less than a mile away is the highly regarding Talbot Heath School, also within the area are access points to Talbot Heath Nature Reserve.

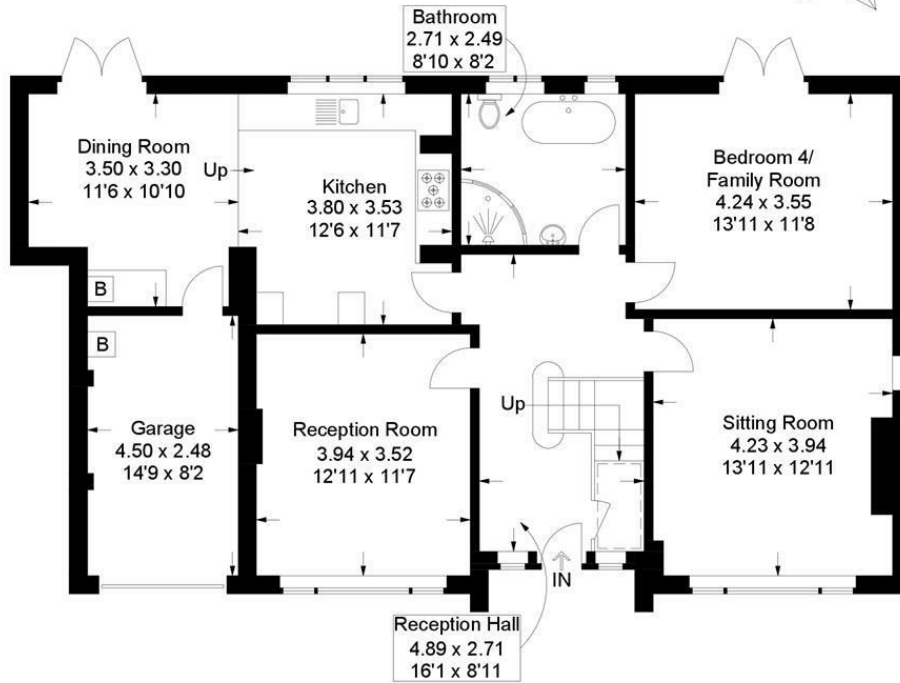


FEATURES & SPECIFICATIONS

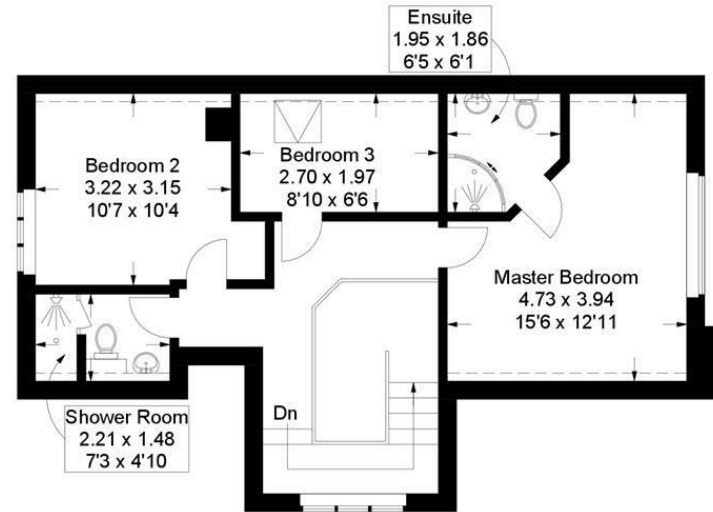
- Popular residential area
- Versatile accommodation
- Ample off road parking and garage
- Private garden with decked area
- UPVC Double glazing
- Local schools and recreational facilities nearby
- Close to Bournemouth town centre and Westbourne
- Scenic heathland walks nearby

Keith Road, Talbot Woods

Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 2.2 sq m / 23 sq ft
 Total = 163 sq m / 1754 sq ft



Ground Floor



First Floor

= 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	78
	53
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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