



2 Georgina Close

Talbot Village, Poole, BH12 5EH

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ESTATE AGENTS

A well presented 4 bedroom, 2 bath/shower room detached home in Talbot Village, featuring a spacious kitchen/breakfast room with utility, 2 reception rooms, large conservatory and a southerly facing garden. Offered with no chain.

- Sitting room
- Dining room
- Large conservatory
- Open plan kitchen/breakfast room
- Separate utility
- 4 bedrooms
- En-suite shower room
- Driveway parking
- Secluded southerly facing garden
- Gas central heating
- End of chain

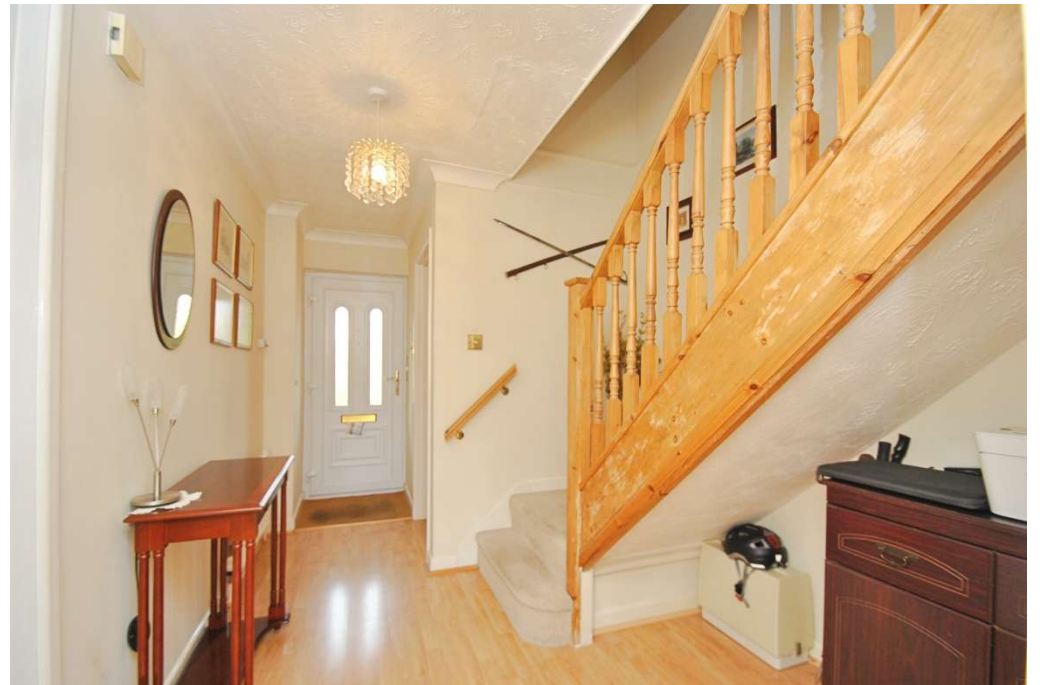
ASKING PRICE:

£585,000 (Freehold)

EPC RATING:

Band - C







Property Description

Situated in the popular residential area of Talbot Village, this attractive detached family home offers spacious, versatile and well presented accommodation, ideal for modern family living. Originally a 5 bedroom house it has been rearranged with 4 double bedrooms.

On the ground floor, the property features a welcoming reception hall where stairs rise to the first floor. The sitting room has a feature gas fire and surround. Double doors lead to a separate dining room with doors out to the rear garden. In addition, there is a generously sized conservatory that overlooks the rear garden.

The heart of the home is the well appointed kitchen/breakfast room offering a comprehensive range of base and eye level units, including an eye level double oven, gas hob and a fridge. The useful utility room provides additional storage and space for white goods.

Upstairs, there are four bedrooms, with the main bedroom benefiting from its own en-suite shower room together with fitted wardrobes. The remaining double bedrooms are served by a family bathroom with a three piece suite.

Outside

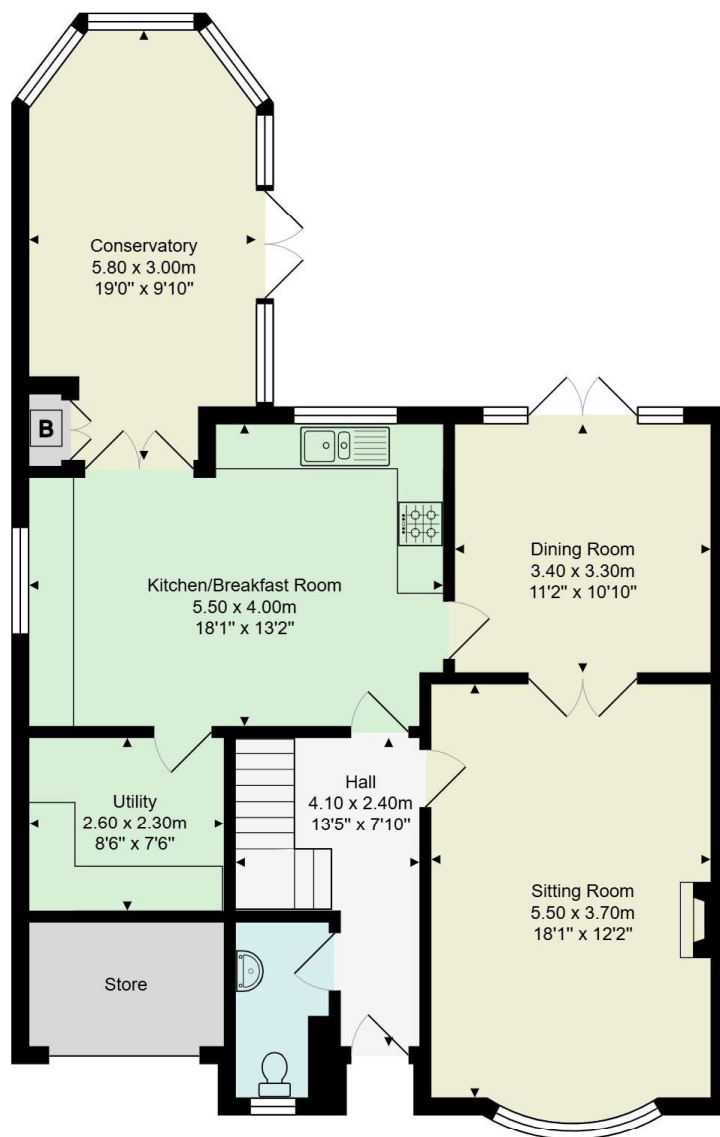
The property is set on a corner plot with a block paved driveway providing parking. The drive continues along the side of the house (width restricted) providing space for a trailer or similar. The garage has been converted to create the utility room, however there is still a store with a up and over garage door.

To the rear there is a secluded southerly facing garden, perfect for relaxation and entertaining. Along the rear of the house is a paved patio terrace and the remainder of the garden is laid to lawn providing a good degree of seclusion.

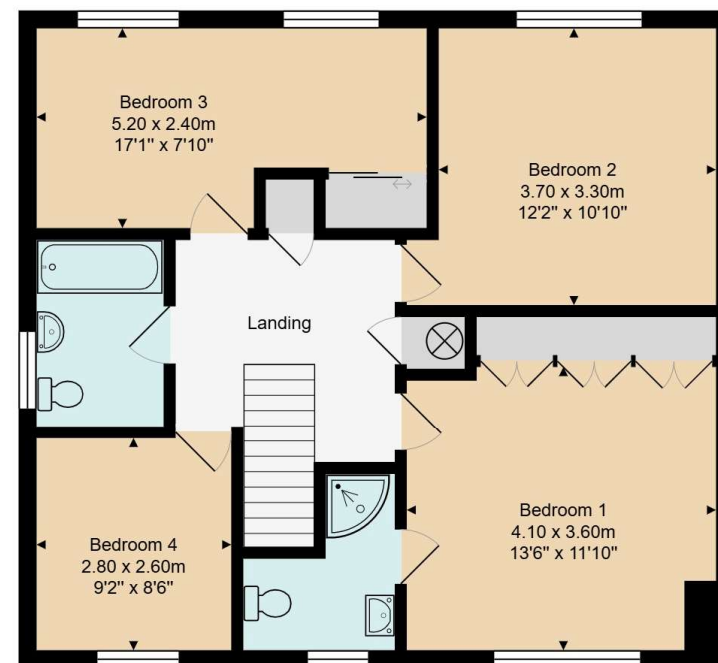
This is a superb opportunity to acquire a well presented home in a sought after location, close to local amenities, schools, and transport links.

Additional Information

Council tax band: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 151.0 m² ... 1625 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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