



**Talbot Road, Bournemouth BH9 2JE**

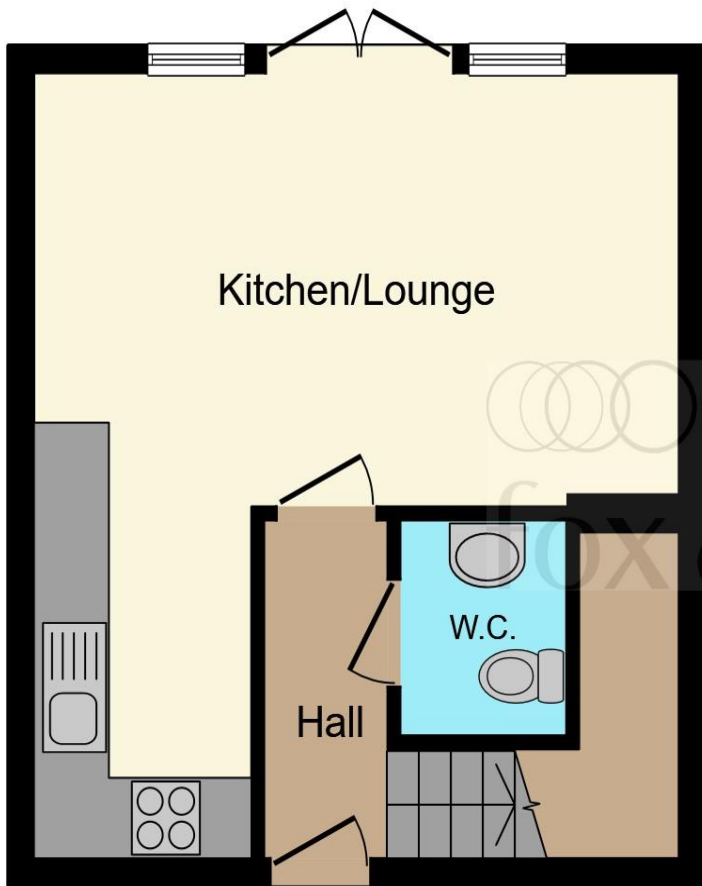
**welcome to**

**Talbot Road, Bournemouth**

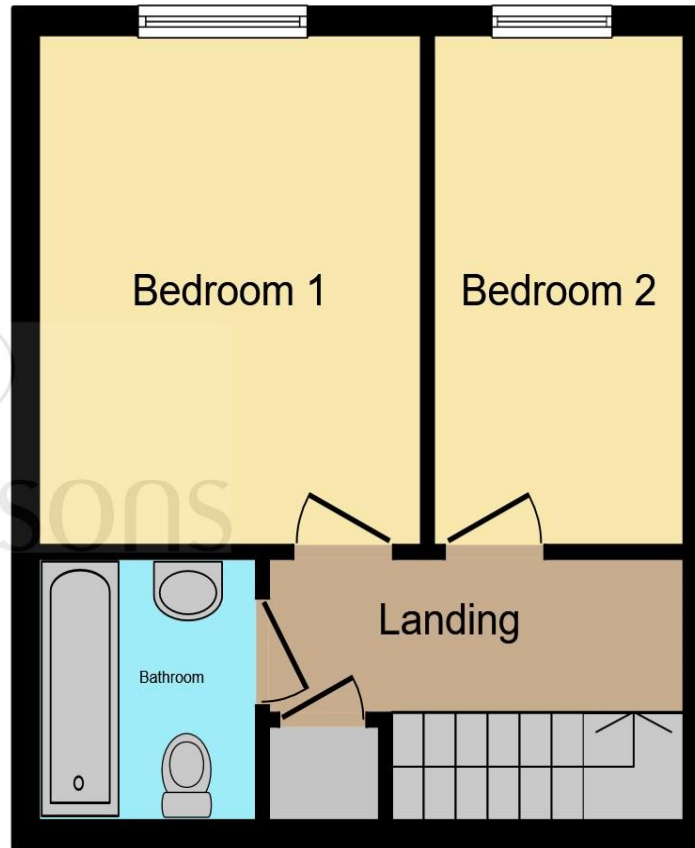
Exciting new listing alert!

Step into this stunning ground floor and first floor purpose-built maisonette! Ground floor features a cloakroom , an open-plan living Upstairs, you'll find two bedrooms and bathroom. Aditonal perks include allocated parking, cycle store and direct access to the garden





**Ground Floor**



**First Floor**

**Entrance Hall**

**Open Plan Lounge / Kitchen:**

**Lounge Diner**

13' 8" x 11' 4" ( 4.17m x 3.45m )

**Kitchen**

10' 1" x 5' 9" ( 3.07m x 1.75m )

**First Floor Landing**

**Bedroom One**

12' 9" x 8' 8" ( 3.89m x 2.64m )

**Bedroom Two**

12' 8" x 7' 4" ( 3.86m x 2.24m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Talbot Road, Bournemouth

- Ground & First Floor Purpose Built Maisonette
- Feature Lounge / Diner with Open Plan Recessed Kitchen
- Two Good-Sized Bedrooms & Bathroom to First Floor
- Direct Access to Private Patio\*\* & Communal Garden
- Allocated Parking Space & Cycle Store

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN109643](https://fox-and-sons.co.uk/Property/WTN109643)



Property Ref:  
WTN109643 - 0003

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