



38 Roslin Road South

Talbot Woods, Bournemouth, BH3 7EG

£3,400 Per Month



Road Map



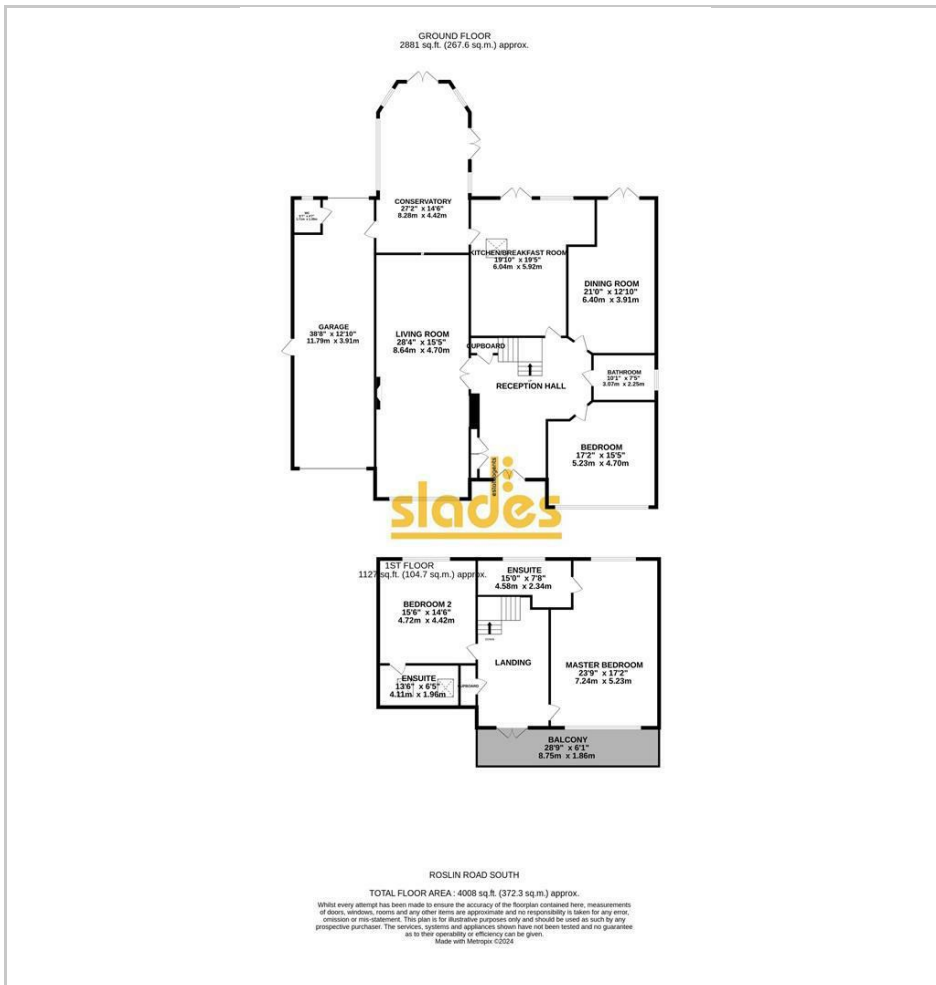
Hybrid Map



Terrain Map



Floor Plan



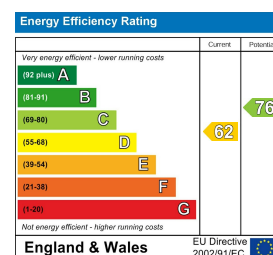
- SUBSTANTIAL VILLA STYLE PROPERTY
- EXCLUSIVE BH3 LOCATION
- BRIGHT, SPACIOUS AND WELL APPORTIONED ACCOMODATION
- 28ft LIVING ROOM
- 19ft KITCHEN/ BREAKFAST ROOM
- 27ft CONSERVATORY
- GROUND FLOOR BEDROOM & BATHROOM
- 24ft MASTER BEDROOM SUITE
- PRIVATE SUNNY GARDEN & LARGE TERRACE
- AVAILABLE 1ST NOVEMBER 2024

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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**** RARELY AVAILABLE ** A spacious and well presented detached family home within this highly sought after BH3 location. Available 1st November 2024**



LIVING ROOM

28'4 x 15'5 (8.64m x 4.70m)

CONSERVATORY

27'2 x 14'6 (8.28m x 4.42m)

KITCHEN / BREAKFAST ROOM

19'10 x 19'5 overall (6.05m x 5.92m overall)

DINING ROOM

21' x 12'10 (6.40m x 3.91m)

GROUND FLOOR BEDROOM

17'2 x 15'5 (5.23m x 4.70m)

GROUND FLOOR BATHROOM

10'1 x 7'5 (3.07m x 2.26m)

BEDROOM ONE

23'9 x 17'2 (7.24m x 5.23m)

ENSUITE BATHROOM

15' x 7'8 (4.57m x 2.34m)

BEDROOM TWO

15'6 x 14'6 (4.72m x 4.42m)

EN SUITE BATHROOM

13'6 x 6'5 (4.11m x 1.96m)

OUTSIDE

ATTACHED THREE CAR GARAGE

38'8 x 12'10 (11.79m x 3.91m)

REAR GARDEN

The rear garden is a particular feature of the property.

Immediately abutting the rear of the property there is an extensive patio area which can be accessed from the kitchen / breakfast room, Dining room and also the conservatory. There are steps down to the lawned garden area with extensive flower and shrub borders, large timber shed and there is a concealed gate leading on to Talbot Avenue.



