



2 Oban Road

Talbot Woods, Bournemouth, BH3 7BG

Price Guide £900,000



Road Map



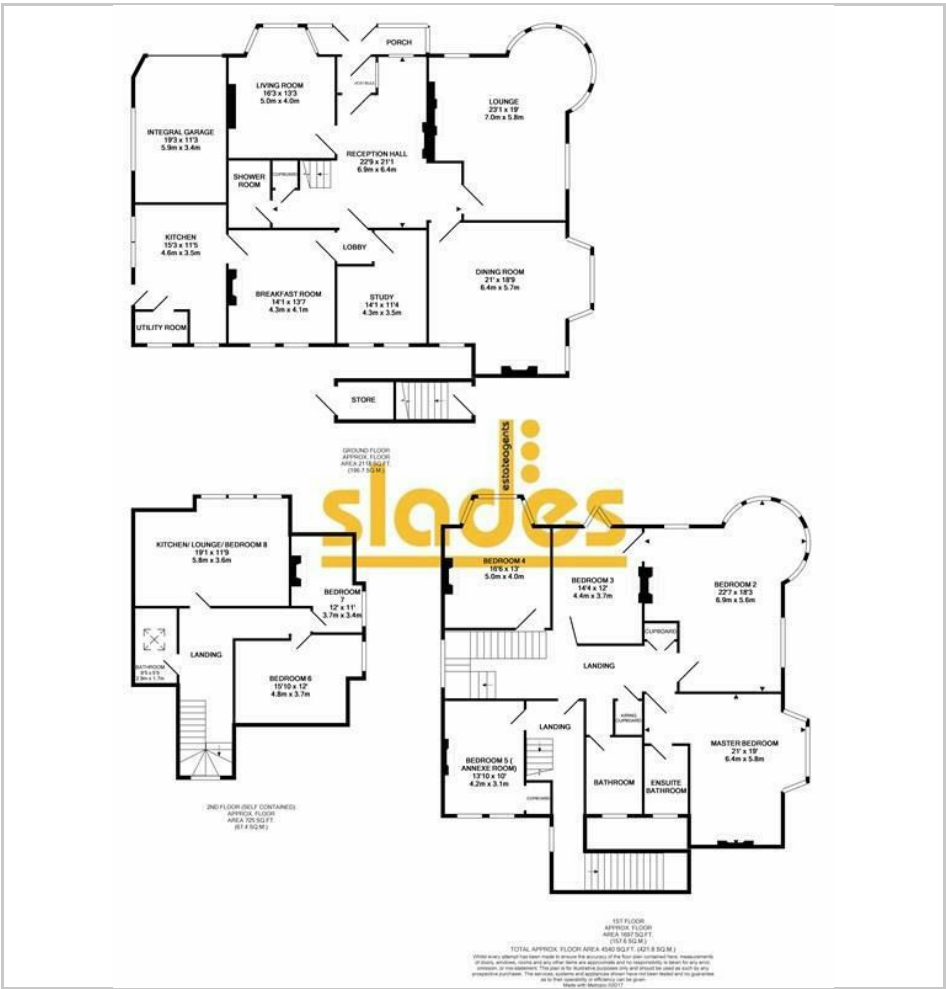
Hybrid Map



Terrain Map



Floor Plan



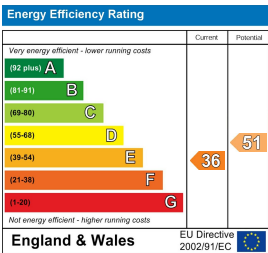
- A Substantial House Offering Over 4,500 sq ft Accommodation on Corner Plot
- Spacious Reception Hall
- 23ft Living Room
- 4 Further Reception Rooms
- Modern Fitted Kitchen
- 4 Double Bedrooms (Plus 3 bedroom annex)
- Family Bathroom
- Garage & Ample Off Road Parking
- Self Contained 3 Bedroom Annex
- Joint Sole Agents

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

A substantial period style Gentleman's residence on a large CORNER PLOT offering versatile accommodation over three floors including a self contained three bedroom ANNEXE apartment (some modernisation required)



ENTRANCE

The accommodation with approx. room sizes comprises of an enclosed UPVC double glazed ENTRANCE PORCH with original quarry tiled floor and further feature stained and leaded glazed entrance door to: INNER VESTIBULE with matching tiled floor and partially glazed surround, further frosted and leaded glazed door to:

RECEPTION HALL

22'9 x 21' (6.71m'2.74m x 6.40m')

with deep moulded ceiling cornice, two lights, picture rail and convection radiator with thermostatic valve. Feature dual mantle fireplace surround with feature insert tiled hearth and open grate. Solid wooden floors and doors to:

GROUND FLOOR SHOWER ROOM

with chrome spot lights, convection radiator with thermostatic valve. Modern white suite comprising of a large walk in shower cubicle with wall mounted thermostatically controlled power shower and retracting glazed screen. Closed coupled WC with dual central flush, pedestal wash hand basin with chrome mono block tap and tiled splash back. Extractor unit and tiled floor.

LIVING ROOM

16'3 x 13'3 (4.88m'0.91m x 3.96m'0.91m)

with deep moulded ceiling cornice, central light, picture rail and convection radiator built into the frontal bay window. Continuous solid wooden flooring from the hallway.

LOUNGE

23'1 x 19' (7.01m'0.30m x 5.79m')

with deep moulded ceiling cornice and two lights, picture rail, two radiators with thermostatic valves, window to the front elevation and feature curved corner bay window overlooking the front and side elevations. Feature stone fire place surround with matching hearth and open grate.

DINING ROOM

16'3 x 13'3 (4.95m x 4.04m)

with deep moulded ceiling cornice, central light and two convection radiators with thermostatic valves. Deep splayed bay window overlooking the front garden and large wood panelled fireplace recess with original surround, inset mirror and cast grate. Tiled surround and continuous wooden flooring from the reception hall.

STUDY

14'1 x 11'4 (4.27m'0.30m x 3.35m'1.22m)

Coved ceiling with inset spot lights. Convection radiator with thermostatic valve and extensive range of built in wall cupboards providing shelving and storage space. Two UPVC double glazed windows to the rear elevation and a further full height built in cupboard housing the high level electricity meter and modern fuse trip switches.

BREAKFAST ROOM

14'1 x 13'7 (4.29m x 4.14m)

Coved ceiling with central light, picture rail and convection radiator with thermostatic valve. Two UPVC double glazed windows to the rear elevation and continuous solid wooden flooring. Adjoining door to:

KITCHEN

15'3 x 11'5 (4.57m'0.91m x 3.35m'1.52m)

Coved ceiling with inset spot lights. Dual aspect uPVC double glazed windows to the side and rear elevations with part glazed trades door. Modern range of wood finished kitchen units with both matching wall and base level cabinets including glazed display cabinets, display shelving and under counter lighting. Rolled edge working surfaces with tiled splash backs and built in 1 ½ bowl single drainer stainless steel sink with chrome mixer tap over. Built in eye level double electric oven with integrated microwave oven, integrated full height fridge freezer, space and plumbing for automatic washing machine and ceramic tiled floor. Tall Larder style unit housing the recently installed (2015) Vaillant Eco Tech Plus 637. Adjoining door through to:

UTILITY ROOM

Coved ceiling with central light, frosted glazed UPVC window to the rear elevation, space and plumbing for automatic tumble dryer, and further range of matching wall and base level cabinets with roll edge working surfaces and tiled splash backs. A turned staircase from the main reception hall leads to the ½ landing with a large picture window to the side elevation and further stairs to the

SPACIOUS FIRST FLOOR LANDING

with deep moulded ceiling cornice, light, picture rail, built in full height linen cupboard and further storage/ airing cupboard with pressurised hot water cylinder and central heating programming controls, doors to:

MASTER BEDROOM

18'9 x 21' (5.49m'2.74m x 6.40m')

with deep moulded ceiling cornice, ceiling light, picture rail, convection radiator with thermostatic valve and feature dual mantle fire place surround with tiled recess and grate. Full range of fitted wardrobes with both hanging and shelving space, air conditioning unit. Door to;

EN SUITE BATHROOM

coved ceiling with inset chrome spot lights. Convection radiator with thermostatic valve. Half tiled walls with feature dado tile and modern white suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over. Pedestal wash hand basin with chrome mono block tap and close coupled WC with dual central flush. Ceramic tiled floor, frosted uPVC double glazed window to the side elevation.

BEDROOM 2

22'7 x 18'3 (6.71m'2.13m x 5.49m'0.91m)

with deep moulded ceiling cornice, picture rail and two lights. Two radiators with thermostatic valves, window overlooking the front garden area and feature corner rounded bay window overlooking the front and side elevations. Original dual mantle fireplace surround with inset mirror, tiled recess and grate, adjoining door through to:

BEDROOM 3

14'4 x 12' (4.27m'1.22m x 3.66m')

with deep moulded ceiling cornice, light, picture rail, radiator with thermostatic valve and feature 'orial' style bay window to the front elevation. Original dual mantle fireplace surround with tiled inset and grate.

BEDROOM 4

16'6 x 13' (4.88m x 3.96m')

with deep moulded ceiling cornice with two ceiling lights, picture rail, convection radiator with thermostatic valve, deep bay window to the front elevation and original dual mantle fireplace surround with inset mirror. Fitted double width wardrobe within chimney recess.

FAMILY BATHROOM

being of a generous size with coved ceiling and inset chrome spot lights. Convection radiator with thermostatic valve and half tiled walls with feature dado tile. Modern white suite comprising of a panel enclosed double ended bath with centrally mounted chrome mixer taps and shower attachment, pedestal wash hand basin with chrome mono block tap and close coupled WC with dual central flush, frosted glazed UPVC window to the side elevation and ceramic tiled floor. An adjoining lockable door from the landing area provides internal access to the

SELF CONTAINED SECOND FLOOR/ ANNEXE

SELF CONTAINED SECOND FLOOR/ ANNEXE, which also benefits from its own entrance door to the side of the property. The accommodation is arranged over the first and second floor as follows:

BEDROOM 5

13'10 x 10' (3.96m x 3.05m')

with deep moulded ceiling cornice, central light, picture rail and radiator with thermostatic valve. Two UPVC double glazed windows to the side elevation. A turned staircase leads up to the

SECOND FLOOR LANDING

with frosted glazed UPVC window to the side, access to further loft space, convection radiator and doors to:

OPEN PLAN LOUNGE / KITCHEN (Bedroom 8)

12' x 11' (3.66m x 3.35m')

with ceiling light and uPVC double glazed dormer style window to the front elevation. Fireplace surround with tiled back plate, radiator with thermostatic valve and range of modern kitchen cabinets with roll edge working surfaces with inset single drainer stainless steel sink, four ring electric hob with under counter oven, space and plumbing for automatic washing machine.

BATHROOM

sloping ceiling with fitted UPVC window. Convection radiator with thermostatic valve and modern white suite comprising of a panel enclosed bath with hand grips and shower attachment. Further wall mounted thermostatically controlled power shower over with glazed shower screen. Pedestal wash hand basin with chrome mono block tap and close coupled WC with dual central flush, door to eaves storage space.

BEDROOM 6

15'10 x 12' (4.57m x 3.66m')

Ceiling light, convection radiator with thermostatic valve and uPVC double glazed dormer style window to the front elevation.

BEDROOM 7

12' x 11' (3.66m x 3.35m')

Feature fireplace surround and uPVC double glazed dormer style window to the front elevation. OUTSIDE Electronically operated gates provide access over a shingle drive way to the

INTEGRAL GARAGE

19'3 x 11'3 (5.87m x 3.43m)

with an up and over door and window to the side elevation.

OUTSIDE

a generous sized corner plot with gardens to the side and front of the property which all enjoy a private wooded outlook. *

NB

THE ADVERTISED PHOTOGRAPHY IS FROM PREVIOUS MARKETING AND IS NOT NECESSARILY A TRUE REFLECTION OF HOW THE PROPERTY IS NOW PRESENTED.

