



3 Georgina Close, Talbot Village, Poole, BH12 5EH



A spacious 4 bedroom, 3 reception room detached house standing on a generous plot, located in the sought after Talbot Village location, offered with no forward chain.

- Spacious detached house
- 4 bedrooms
- 2 bath/shower rooms
- 3 reception rooms
- Kitchen/breakfast room & utility room
- Double garage
- Generous, mature garden
- Quiet cul-de-sac location
- Fantastic scope for improvement
- No onward chain

GUIDE PRICE:

£575,000 (Freehold)

EPC RATING:

Band - TBC







Location

The property is located in Talbot Village, a popular and sought after suburb set between Poole and Bournemouth providing convenient access to both towns. There are a number of well regarded schools close by and it lies adjacent to Talbot Heath nature reserve.

Property Description

This spacious detached home has been well maintained, however is now in need of some modernisation and offers fantastic potential for improvement. Set on a generous plot the property enjoys a mature, good size garden.

The accommodation briefly comprises; a reception hall with stairs rising to the first floor with a fitted cupboard under. The spacious sitting room is a particular feature with a vaulted style ceiling, a stone fire surround with an inset gas fire and a dual aspect with sliding patio doors leading to the rear garden.

Double doors lead to the separate dining room which in turn connects to the kitchen. The kitchen/breakfast room overlooks the rear garden. There are a range of base and eye level units with space for various appliances. The separate utility room provides further space for white goods.

Furthermore on the ground floor is the study and cloakroom with a WC and wash basin.

Upstairs on the 1st floor landing is an airing cupboard housing the hot water cylinder. There are four bedrooms, bedroom one includes a range of fitted bedroom furniture and wardrobes together with an en suite shower room. From bedroom two there is access to eaves storage space. The family bathroom has a three piece suite.

Outside

There is driveway parking providing access to the double garage which has twin electric up and over doors, power and light points.

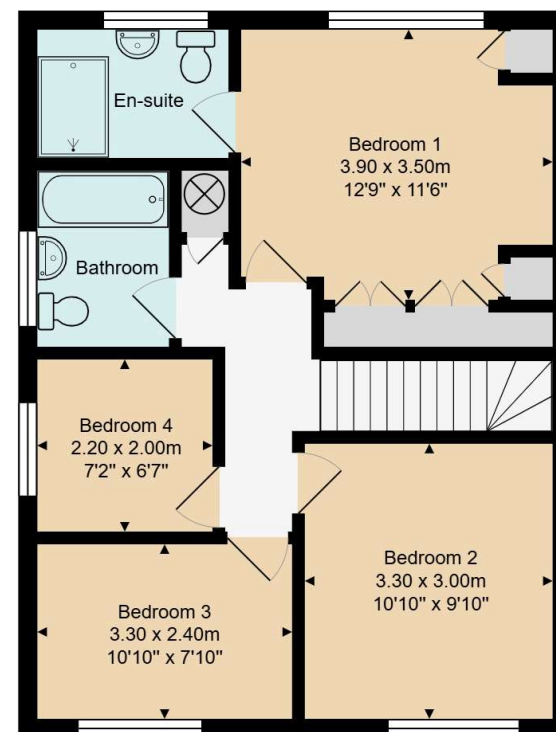
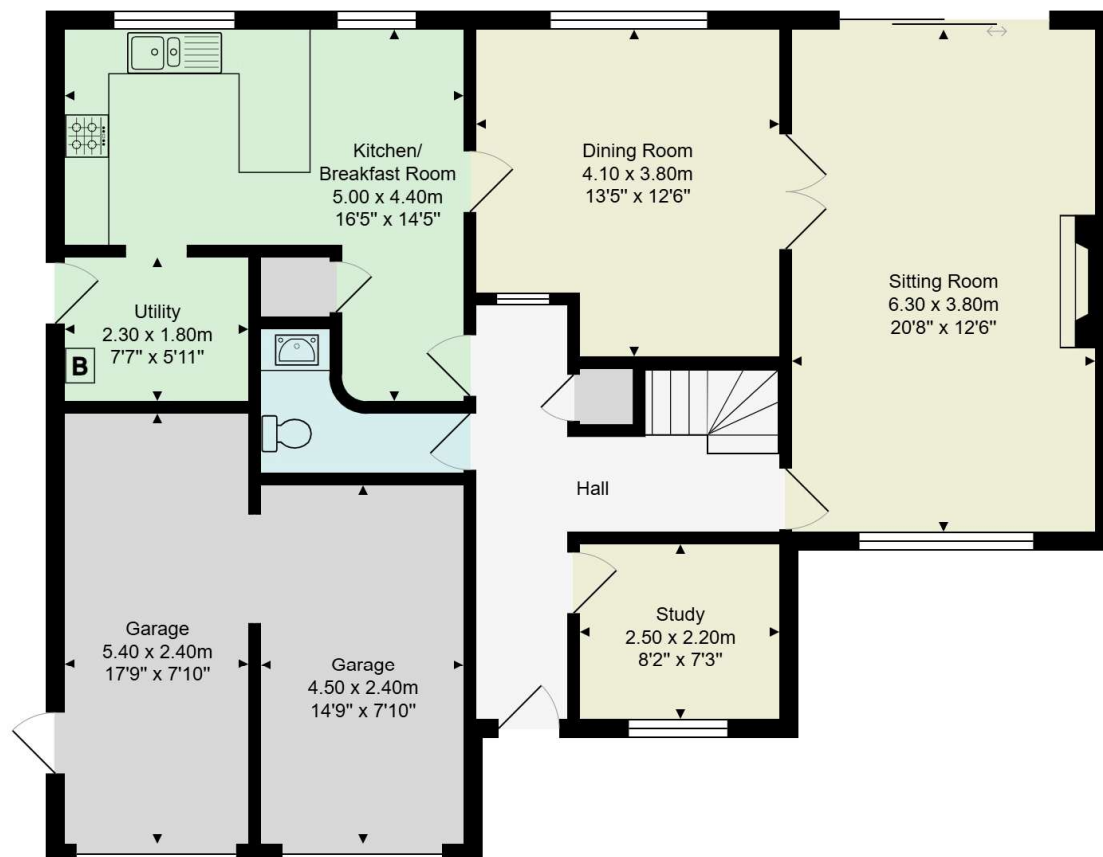
The mature gardens are a further feature of this property, to the front there is a lawn garden with planted borders. Access can be gained to the rear garden via a side path and gate.

Along the rear of the property is a paved patio terrace, the remainder of the garden is laid primarily to lawn with mature well stocked planted borders, and to the side of the property is a timber shed.

Additional Information

Council tax band: E



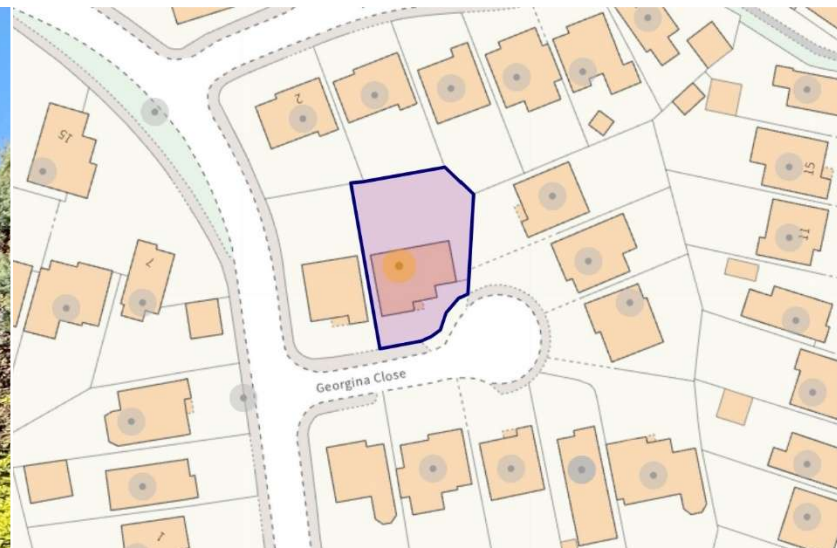


Total Area - Approx: 166.3 m² ... 1790 ft²

All measurements are approximate and for display purposes only.

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

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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