

**31a Talbot Avenue, Bournemouth,  
BH3 7HS**

**Guide Price:  
£300,000-£325,000  
Leasehold**

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**FOR SALE BY INFORMAL TENDER. TENDERS TO BE SUBMITTED IN WRITING BY CLOSE OF BUSINESS ON MONDAY 7TH DECEMBER 2020. A spacious character first floor flat set within the ever popular location of Talbot Woods requiring complete modernisation throughout. The accommodation comprises a good size reception hallway, lounge, three bedrooms, kitchen, bathroom and separate cloakroom. There is a garage and to the side of this there is access in to the private rear garden, which will also require attention. The flat benefits from a 999 year lease from 1966. No Forward Chain.**



**LOCATION NOTE** The apartment lies within the extremely popular location of Talbot Woods and close by you will find the West Hants Leisure and Tennis Club. The centre of Bournemouth with its beaches, gardens, excellent shopping facilities and mainline London railway station is a short drive away.

**PERSONAL TIMBER ENTRANCE DOOR** Leads through to:

**SPACIOUS RECEPTION HALLWAY** Smooth set and coved ceiling, two light points, understairs storage area, stairs then give access to:

**FIRST FLOOR LANDING** Textured and coved ceiling, light point, loft access hatch, single glazed leaded light window, airing cupboard housing the hot water tank, doors then lead off to:

**LOUNGE** 17' x 15' 5" into bay (5.18m x 4.7m) Coved and textured ceiling, light point, single glazed bay window to rear aspect, tiled fireplace with shelving either side, secondary glazed opaque window to side aspect, timber part obscured glazed door leading out onto:

**BALCONY** Wrought iron balustrading to the front.

**KITCHEN** 9' x 8' (2.74m x 2.44m) Currently two wall units with glass sliding doors, stainless steel drainer sink with pillar taps, drawers and storage below, additional units to the other side, cupboard, two single glazed windows to the front aspect.

**MASTER BEDROOM** 17' from recess into bay window x 17' (5.18m x 5.18m) Coved and textured ceiling, two light points, UPVC double glazed bay window to the rear aspect, two secondary glazed obscure windows to the side, pedestal wash hand basin with pillar taps, electric heater.

**BEDROOM 2** 15' from recess into bay x 12' 6" (4.57m x 3.81m) Coved and textured ceiling, light point, single glazed bay window to the front aspect, electric heater, built in wardrobes with shelving, hanging space, locker storage, dressing table with drawers, pedestal wash hand basin with pillar taps, glass fronted storage cabinet above, electric heater.

**BEDROOM 3** 13' 8" into bay x 12' 5" (4.17m x 3.78m) Coved and textured ceiling, light point, single glazed bay window to the front aspect, built in wardrobe, electric heater.

**BATHROOM** 8' x 8' max. measurements (2.44m x 2.44m) Comprising a two piece coloured suite to include panel enclosed bath with Victorian style mixer tap, pedestal wash hand basin with pillar taps, tiled walls, single glazed opaque windows to the front aspect, ceiling light point, electric heater, glass fronted storage cabinet, electric towel rail.

**SEPARATE CLOAKROOM** Comprising low flush WC, part tiled walls, smooth set ceiling, light point, single glazed opaque window to the front aspect.

**OUTSIDE - FRONT** There is a front garden area to the side that is laid to lawn surrounded by a selection of mature plants, trees and shrubbery. We have been advised that there is a SINGLE GARAGE conveyed with the property with wooden double opening doors accessed by an in and out tarmac driveway. To the side there is access into a private garden.

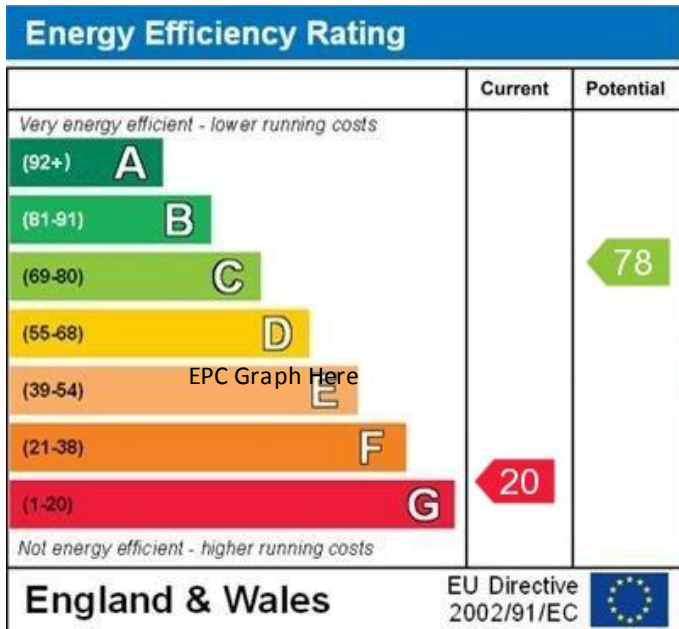




**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

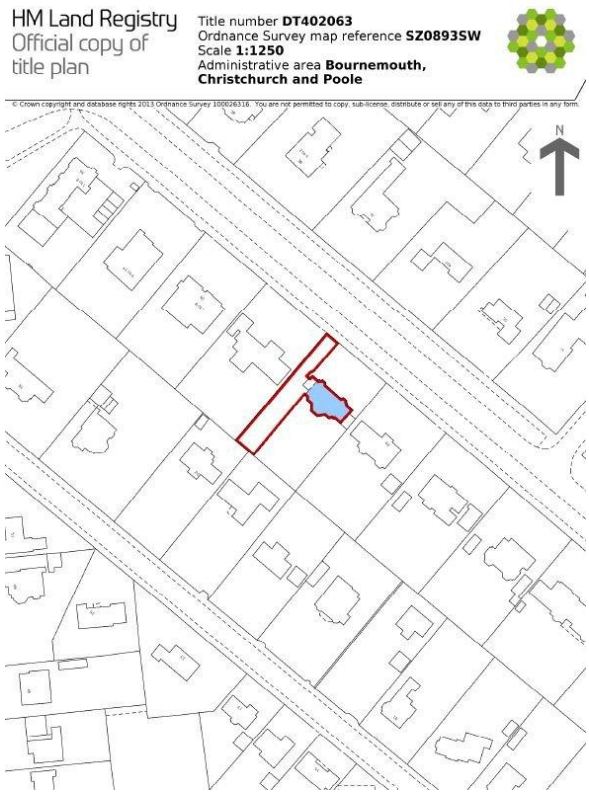
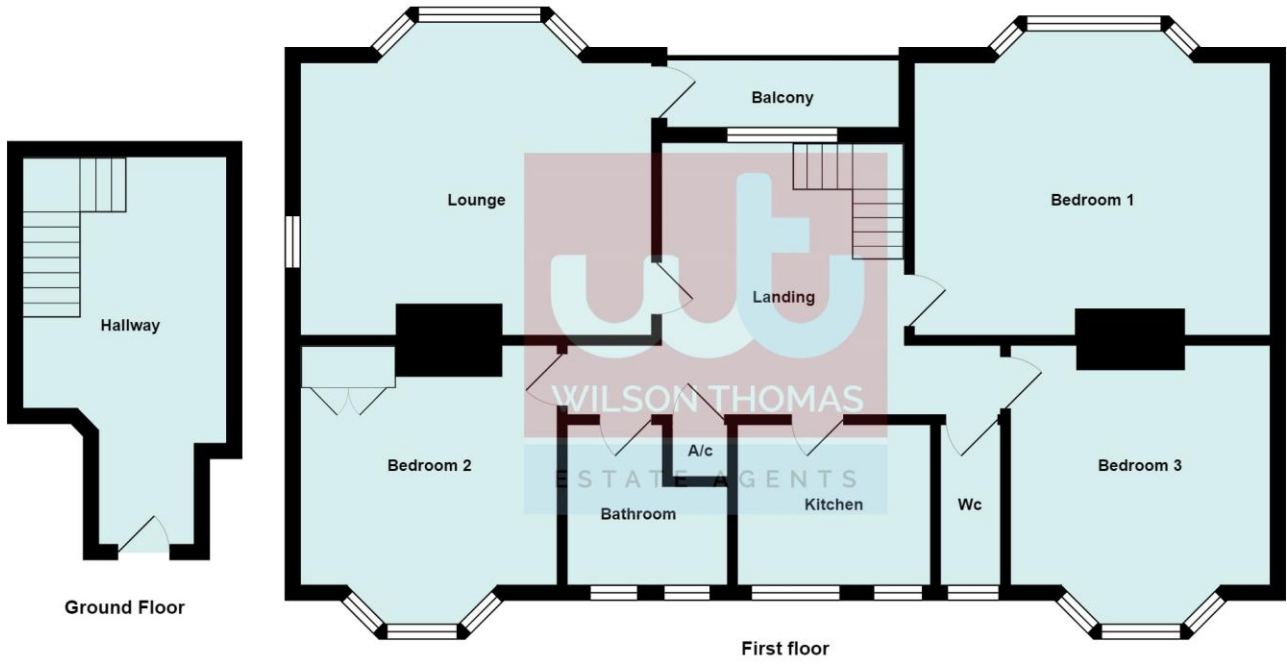
**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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