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12 TALBOT DRIVE, HIGHCLIFFE BH23 5RX OFFERS IN EXCESS OF £500,000 FREEHOLD

**Winkworth**

for every step...

# A good size two double bedroom bungalow on a lovely quiet road.

12 Talbot Drive, Highcliffe BH23 5RX

OIEO £500,000 **Freehold**

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## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*1.2m away which offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa \*0.5m away, with a regular service to Bournemouth, Southampton, and London Waterloo.

Highcliffe and surrounding area benefits with some of the area's most beautiful sandy beaches and coastline, circa \*1.3m to Highcliffe Beach.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Source \*Google Maps

## Description:

A good size two double bedroom bungalow on a lovely quiet road. The property offers huge potential to improve STPP.

Coming through the entrance porch, the spacious entrance hall, fitted with storage/coat cupboard leads through to the living room, kitchen, both bedrooms & the bathroom.

Semi open plan lounge/dining room offers dual aspect from the front bay window and southerly facing, sliding patio doors leading to the rear garden. Two frosted side windows either side of the fireplace add additional natural light.

Galley kitchen offered with a range of base and wall units with work top over. Gas hob & electric oven. One & a half stainless steel kitchen sink. Back door leading to the garden.

Main bedroom has a large, fitted wardrobe with sliding doors.

Bedroom two has a southerly facing aspect and a single built-in cupboard with hanging rail.

The family bathroom has fully tiled walls, a wood panelled bath with shower over and a wash basin set within a vanity cupboard. There is a separate w/c.

To the rear of the property is a lovely southerly facing garden, with a mature hedge border, large lawn and stone patio. Detached garage to the side of the property, with side access.

The bungalow is approached by a resin driveway, with a planted front garden.

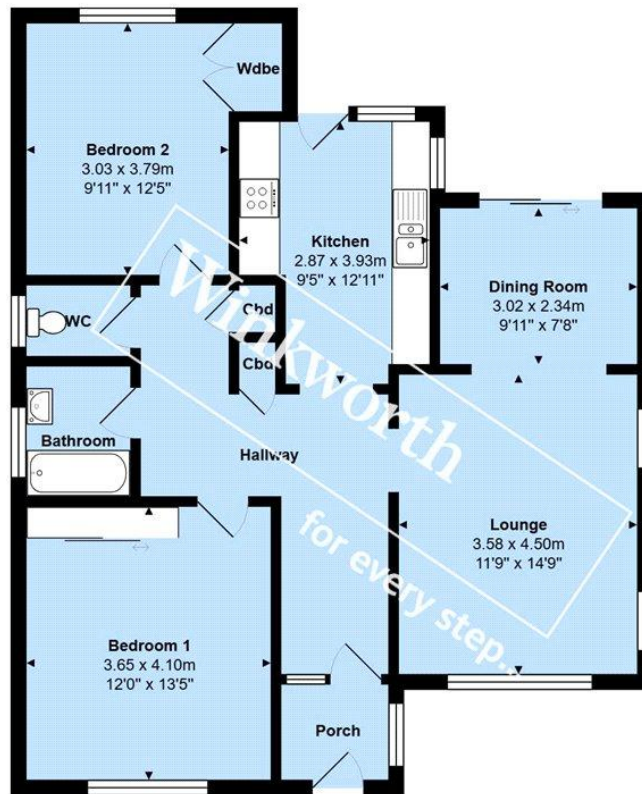
## Summary:

- Two double bedrooms
- Fitted kitchen
- Semi open plan lounge/dining room
- Bathroom
- Southerly facing garden
- Detached garage
- BCP Council tax band E
- Offered with No Forward Chain

## Directions:

From the Highcliffe office turn left and continue onto the Lymington Road. Turn right onto Nea Road and then left onto Hinton Wood Avenue. Take the fourth right onto Cranemoor Avenue then the third left onto Talbot Drive, where the property can be located.





All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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