

FOR SALE

37 Milborne Crescent, Poole,  
Dorset BH12 4ET



PHILIPPA SOLE



£329,950

Immaculately presented throughout

Modern kitchen with granite worktops

Off road parking

No forward chain

Fantastic views of Bourne Valley Park

Spacious accommodation

Ideal investment opportunity

Council Tax Band C £1,909.11 per annum

Freehold

## About this property

A modern immaculately presented 3 double bedroom semi-detached house with off road parking and far reaching views over the Bourne Valley Park.

A semi-detached 3 bedroom house with off road parking and views over the Bourne Valley Park.

Stepping into the hallway, you are greeted by a refurbished modern home. The ground floor living accommodation is classically laid out with a large bright reception room to the front of the house. Neutrally decorated throughout, it is ideal for first time buyers and property investors. To the rear of the ground floor is a light and airy open-plan kitchen with dining and a WC.

The contemporary kitchen is fully fitted with grey units and lovely granite worktops. From the kitchen, there is a side access door leading to the garden. Mainly laid to lawn with a paved patio area to the rear of the house, the garden is perfect for outside dining and entertaining.

Returning inside, a staircase leads from the entrance hallway up to the first floor, where you will find 3 double bedrooms with new carpets and modern décor. Finally, there is a modern fully tiled family bathroom with Raki fittings and vanity unit plus a separate WC. A superbly convenient location coupled with versatility, for a growing or expanding family's needs.

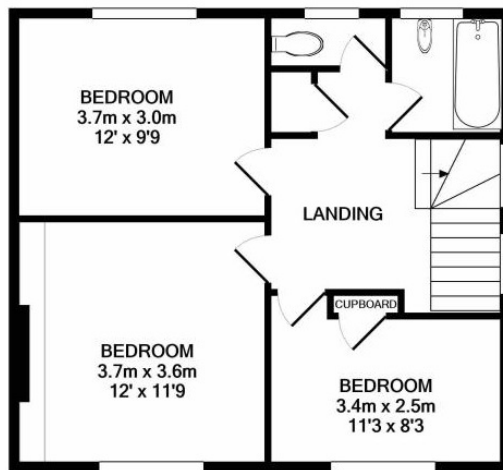
## Location

Conveniently situated for local transport links. Branksome railway station, which is less than a mile away, provides a direct line to London Waterloo taking approximately 2 hours, local buses are within walking distance with routes to Bournemouth and Poole and further afield is Bournemouth International Airport, approximately 7 miles in distance, taking the stress out of holidaying. Walking distance to the local shops at Alder Hills and within catchment of nearby schools. Absolutely worthy of note are the award winning beaches which this area is known for, are less than 3 miles in distance.





GROUND FLOOR  
APPROX. FLOOR  
AREA 46.1 SQ.M.  
(497 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.9 SQ.M.  
(494 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.1 SQ.M. (991 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</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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