



1 Milburn Close, Westbourne, Bournemouth BH4 9JG
£399,950 Freehold





****IN THE HEART OF WESTBOURNE**** A beautifully presented two double bedroom, semi-detached home within a small modern development and only moments from amenities.

- HEART OF WESTBOURNE LOCATION
- BEAUTIFULLY REFURBISHED
- CLOAKROOM
- TWO PARKING SPACES
- QUIET DEVELOPMENT
- GENEROUS TWO BEDROOMS (ORIGINALLY THREE)
- CONSERVATORY
- SOUTHERLY ASPECT GARDEN

Westbourne

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

Property Comprises

Occupying an excellent position in the very heart of Westbourne Village, this beautifully refurbished home is bright and spacious throughout and has been thoughtfully reconfigured by the current owner to create two large (originally three) bedrooms. The stylish and tasteful interior now features a stunning contemporary kitchen, a lovely lounge/dining area, and there is a bright conservatory, perfect for a 'work from home' set up. Upstairs you will find a generously sized master bedroom, a well proportioned second bedroom and a modern bathroom with feature porthole window. For outside enjoyment there is a southerly aspect garden to the rear which has been arranged with low maintenance in mind and additionally there are two carport parking spaces conveyed with the home.

The property is situated within a quiet and modern development well positioned to enjoy the area's vast amenities.





Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

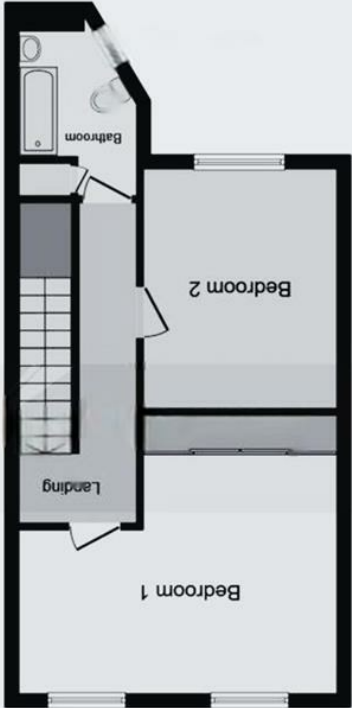
All room dimensions given above are approximate measurements
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Ground Floor



First Floor



Energy Efficiency Rating	
EU Directive 2002/91/EC	Minimum
Key energy efficient - lower running costs	
84	
69	
A	
101-121	
B	
81-101	
C	
61-81	
D	
41-61	
E	
21-41	
F	
1-21	
G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Minimum
Key environmentally friendly - lower CO2 emissions	
A	
101-121	
B	
81-101	
C	
61-81	
D	
41-61	
E	
21-41	
F	
1-21	
G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	