



20 Gorse Lane, Upton, Poole, BH16 5RS

Asking Price **£259,950**

- Two Double Bedrooms
- Allocated Parking Space
- Pleasant Rear Garden
- Garden Shed
- Gas Central Heating
- Terraced House
- Cul-de-Sac Position
- Close to Country Park
- UPVC Double Glazing
- View to Appreciate!

20 Gorse Lane, Poole BH16 5RS

This terraced house is tucked away in a quiet, cul-de-sac position and offers allocated parking for one vehicle.



Council Tax Band: B



Gorse Lane

The well-planned accommodation comprises two double bedrooms, living room, kitchen and main bathroom.

Further benefits include a rear garden with an open aspect, allocated parking for one vehicle, gas central heating and UPVC double glazing.

The property is ideally located to make use of Upton Country Park and can be reached within a short walk. To arrange a viewing, or for more information, please call our Upton branch.

Lounge

16'10" x 12'04" (5.13m x 3.76m)

Kitchen

12'04" x 7'07" (3.76m x 2.31m)

Bedroom One

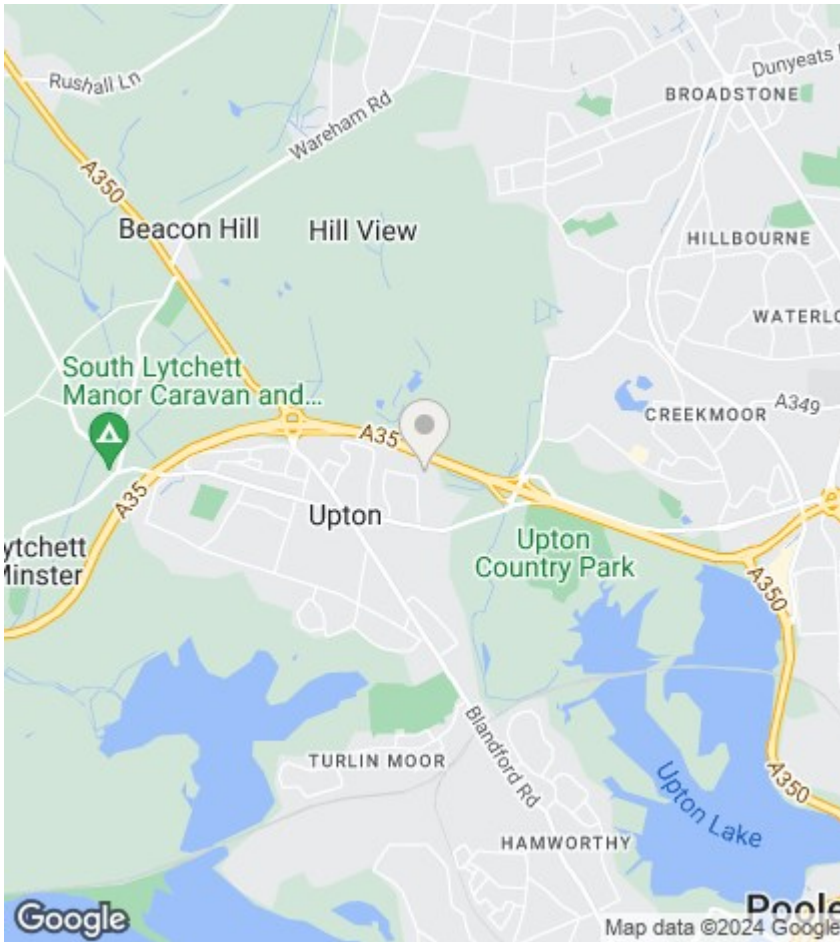
12'04" x 8'06" (3.76m x 2.59m)

Bedroom Two

12'04" x 7'07" (3.76m x 2.31m)

Bathroom

9'03" x 4'09" (2.82m x 1.45m)



Directions

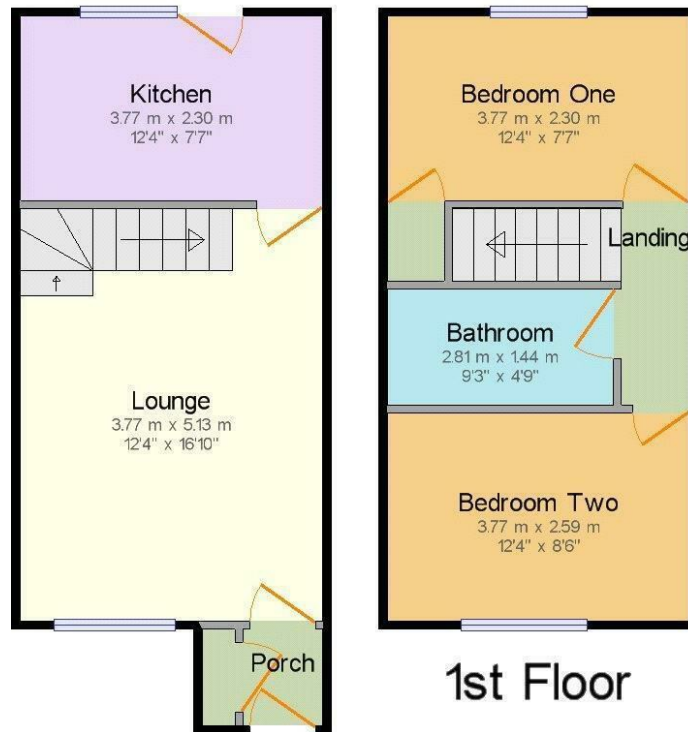
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

1st Floor

Total approx floor area: 59.0 m² (634.6 ft²)
 Ground Floor: 30.4 m² (327.5 ft²)
 1st Floor: 28.5 m² (307.1 ft²)