



39 Gorse Lane, Upton, Poole, BH16 5RR

Asking Price **£279,300**

- Three Bedrooms
- Living Room
- Enclosed Rear Garden
- Close to Country Park
- Gas Central Heating
- End of Terrace House
- Kitchen with Adjoining Dining Area
- Allocated Parking Space
- UPVC Double Glazing
- No Forward Chain!

39 Gorse Lane, Poole BH16 5RR

NO FORWARD CHAIN! An end of terrace house situated in a popular cul-de-sac location, within walking distance of Upton Country Park.



Council Tax Band:



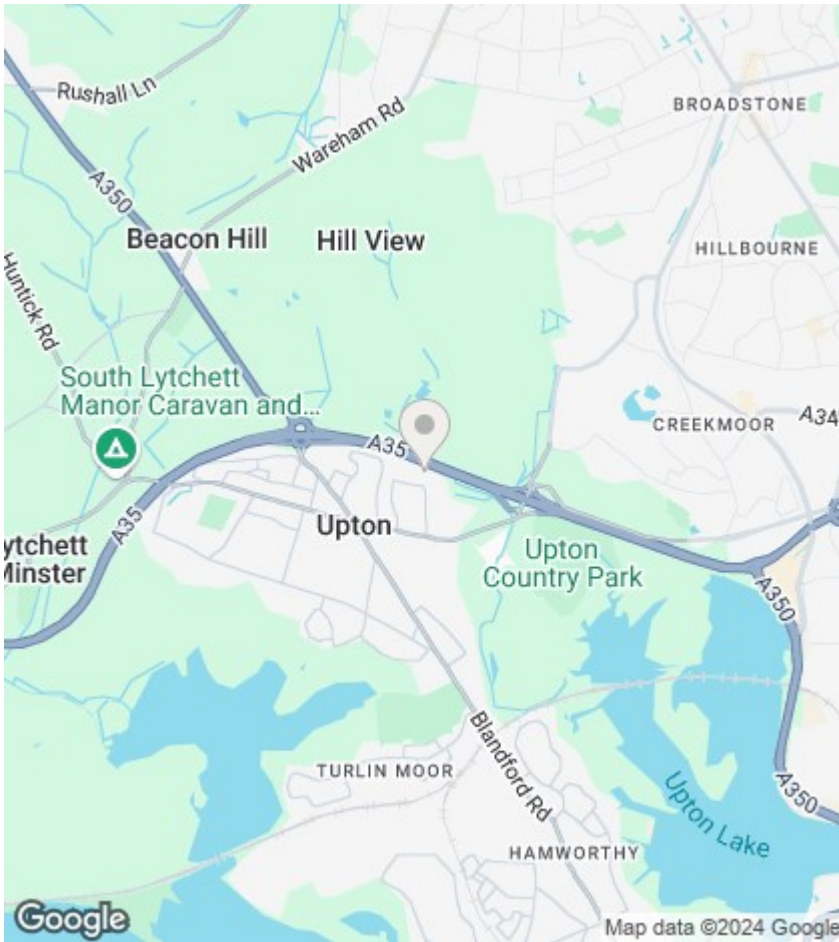
Gorse Lane

The property comprises three bedrooms (two doubles and a single), living room, kitchen with adjoining dining area and a family bathroom.

Further benefits include an allocated parking space, enclosed rear garden, gas central heating and UPVC double glazing.

The location of this property makes it ideal for families. It's tucked away in a quiet cul-de-sac; Upton Country Park is only a short walk away and it falls within favoured school catchments.

Offered for sale with no forward chain, we are expecting high levels of interest and encourage internal viewing at your earliest convenience. To arrange, or for more information, please call our Upton Office.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

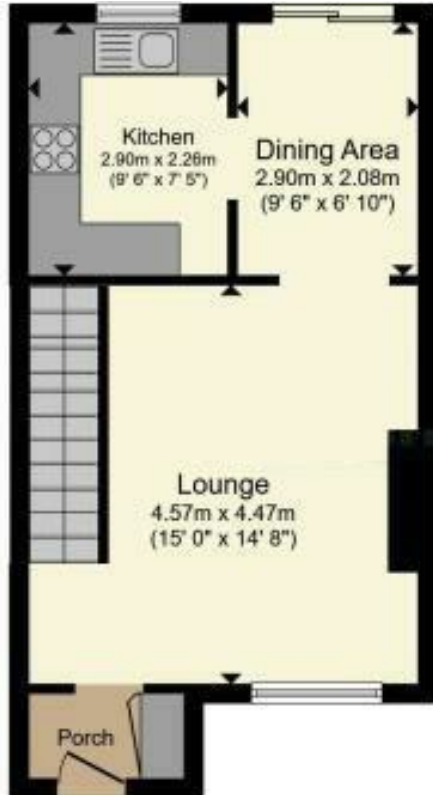
Viewings

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

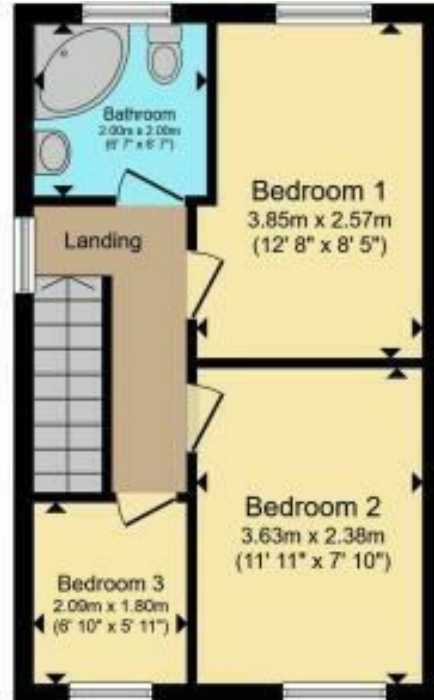
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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



First Floor