



61 Gorse Lane, Upton, Poole, BH16 5RR

Asking Price £250,000

- Two Double Bedrooms
- Allocated Parking for One Car
- Popular Location
- Gas Central Heating
- Close to Upton Heath
- End Of Terrace House
- Well Presented
- Low Maintenance Rear Garden
- UPVC Double Glazing
- No Forward Chain

61 Gorse Lane, Poole BH16 5RR

This terraced house is situated within a popular residential area close to Upton Heath, offered for sale with NO FORWARD CHAIN and benefitting from allocated parking.



2



1



1



D

Council Tax Band: B



Gorse Lane

In our opinion this property would make an ideal first time purchase or buy to let investment. The well planned accommodation comprises two double bedrooms (one of which with fitted wardrobes), bright lounge/dining room, kitchen and bathroom.

Further benefits include a low maintenance rear garden, allocated parking for one car, potential to create further parking to the front, gas central heating and UPVC double glazing.

Internal viewing is encouraged at your earliest convenience in order to appreciate what's on offer. To arrange, or for more information, please call our Upton Branch.

LOUNGE/DINING ROOM

12'4" x 16'11" (3.75 x 5.15)

KITCHEN

8'2" x 12'4" (2.50 x 3.75)

BEDROOM ONE

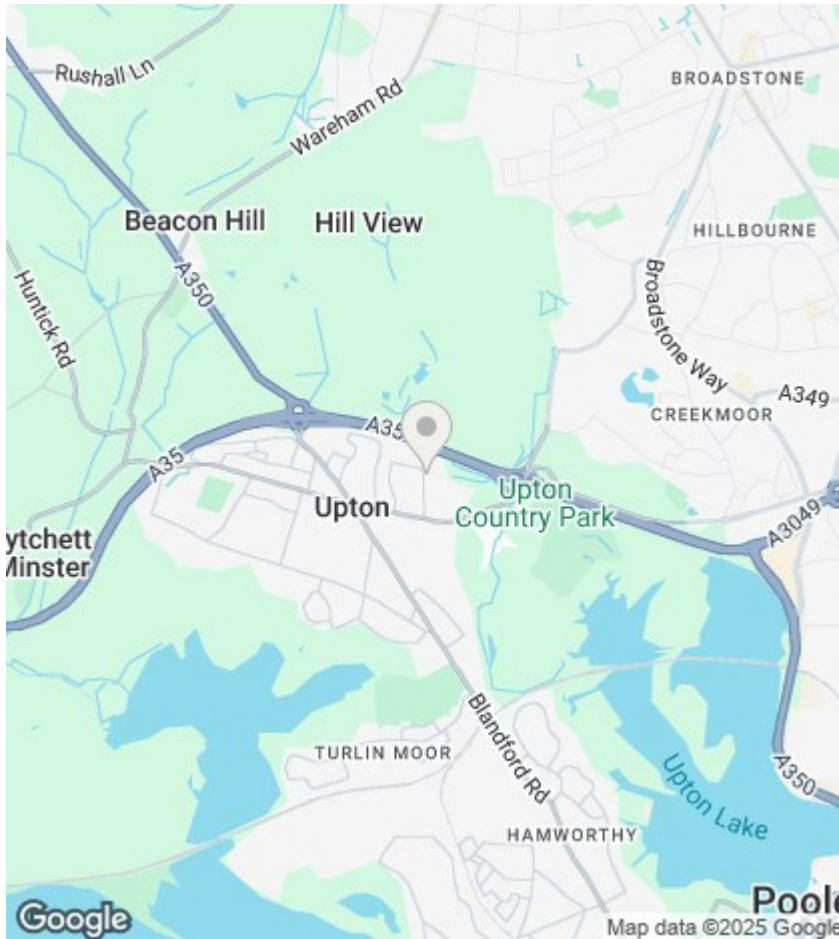
10'6" x 8'6" (3.20 x 2.60)

BEDROOM TWO

7'9" x 12'4" (2.35 x 3.75)

BATHROOM

4'9" x 9'4" (1.45 x 2.85)



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.

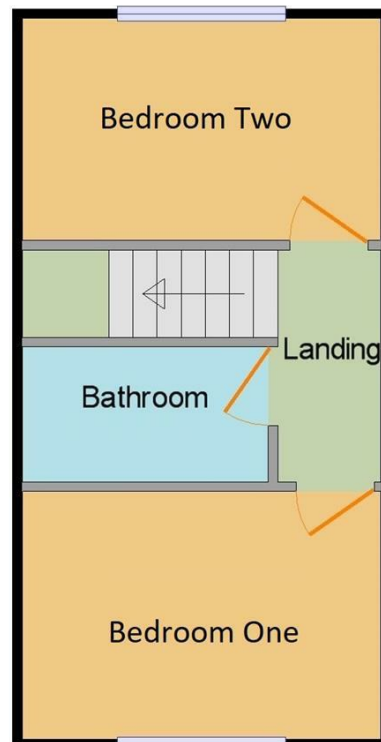
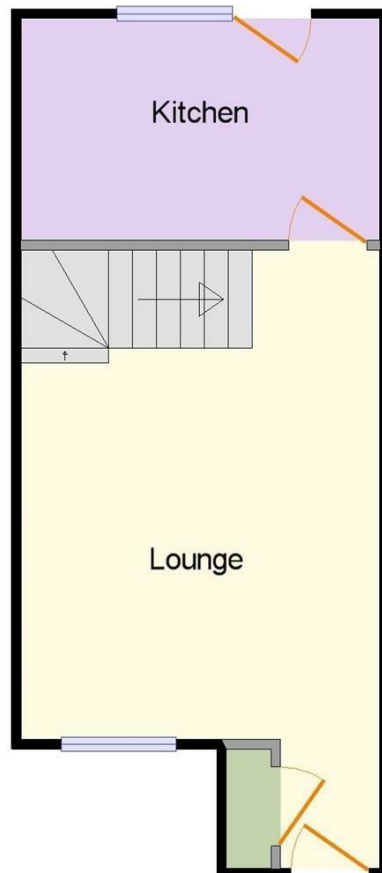
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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



GUIDE ONLY