



105 Gorse Lane, Upton, Poole, BH16 5RR

**£1,200 PCM**

- Terraced House
- Recently Re-Decorated
- Lounge/Dining Room
- Cul-de-Sac Location
- GCH & UPVC Double Glazing
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Within Favoured School Catchment
- Parking for Two Cars
- Available Now!

# 105 Gorse Lane, Poole BH16 5RR

AVAILABLE NOW >>> Recently re-furbished two double bedroom property with a low maintenance rear garden and parking for two cars.



Council Tax Band: B



## GORSE LANE

We are pleased to offer for rent this well proportioned, two double bedroom terraced house situated in a popular location within Upton. The property offers two bedrooms, kitchen/breakfast room, lounge/dining room, bathroom, well kept garden and parking for two cars. To arrange a viewing, or for further information, please contact our Upton office on 01202 622101.

### LOUNGE/DINING ROOM

16'9" x 12'3" (5.11 x 3.73)

### KITCHEN/BREAKFAST ROOM

12'3" x 7'7" (3.73 x 2.31)

### BEDROOM ONE

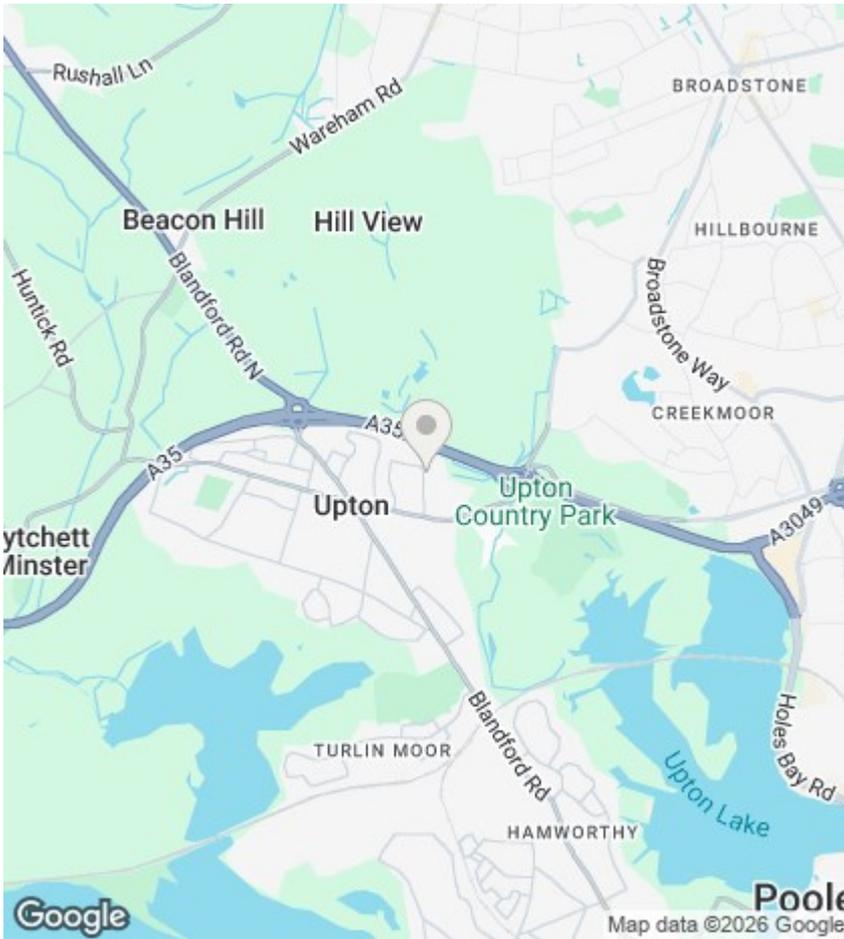
12'3" x 8'6" (3.73 x 2.59)

### BEDROOM TWO

12'4" x 7'7" (3.76 x 2.31)

### BATHROOM

9'4" x 4'9" (2.84 x 1.45)



## 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:

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

