



111 Gorse Lane, Upton, Poole, BH16 5RR

**Asking Price £300,000**

- Three Bedrooms
- Garage In A Block
- Enclosed Rear Garden
- Cul-De-Sac Location
- Parking Space
- End Terraced House
- Kitchen/Dining Room
- GCH/UPVC Double Glazing
- Close to Upton Country Park
- No Forward Chain!

# 111 Gorse Lane, Upton BH16 5RR

No Forward Chain! We are pleased to offer for sale this well presented end of terrace house situated in a cul-de-sac location within easy reach of favoured local schooling and amenities.



Council Tax Band: C



## Gorse Lane

The spacious accommodation briefly comprises; three bedrooms, family bathroom, lounge and kitchen/dining room leading directly out to the rear garden.

Further benefits include gas central heating, UPVC double glazed windows and doors, low maintenance & enclosed rear garden, garage in a block, cul-de-sac location, off road parking space directly next to the house and a position close to scenic walks around Upton Country Park and Heathland.

To arrange a viewing, or for further information, please contact our Upton office on 01202 622101.

### LOUNGE

14'5" x 14'9" (4.4 x 4.5)

### KITCHEN/DINER

14'5" x 9'6" (4.4 x 2.89)

### BEDROOM ONE

12'7" x 8'2" (3.84 x 2.5)

### BEDROOM TWO

11'10" x 7'9" (3.6 x 2.37)

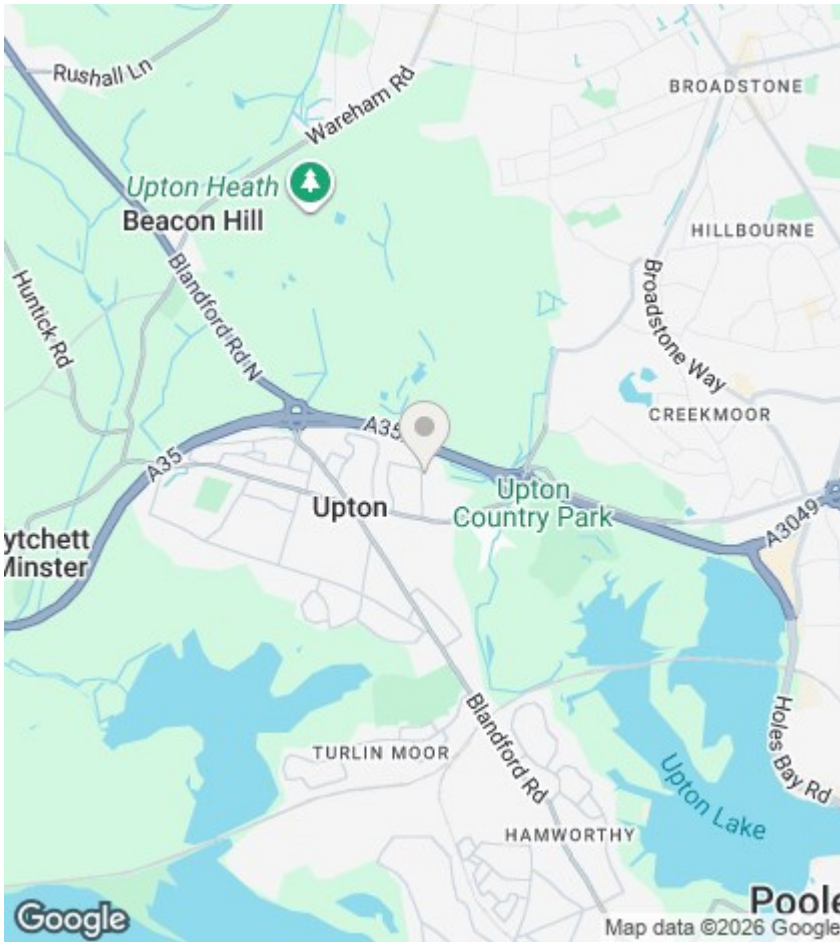
### BEDROOM THREE

6'10" x 5'11" (2.08 x 1.8)

### BATHROOM

6'8" x 6'6" (2.03 x 1.98)

### GARAGE



## 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.

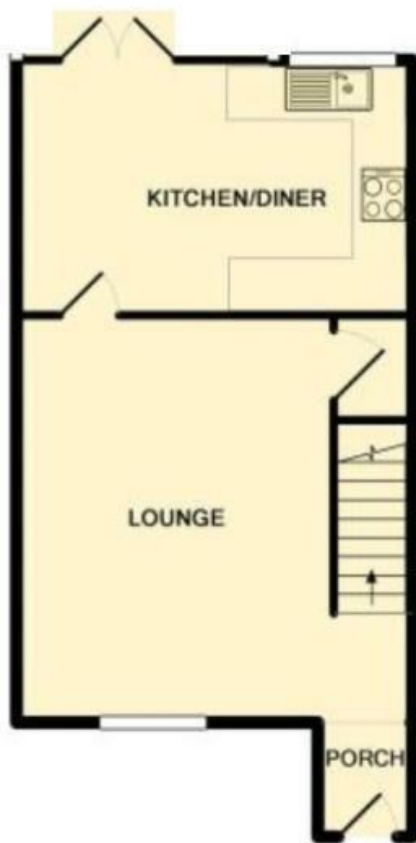
## Viewings

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			
(81-91) B			86
(69-80) C		71	
(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