



69 Gorse Lane, Upton, Poole, Dorset, BH16 5RR

Asking Price £254,500

- Two Double Bedrooms
- Allocated Parking
- Gas Central Heating
- Double Glazing
- Low Maintenance Rear Garden
- Terraced House
- Popular Location
- Ideal For Walks Over Upton Heath
- Great First Time Buy
- No Forward Chain!

69 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.



Council Tax Band: B

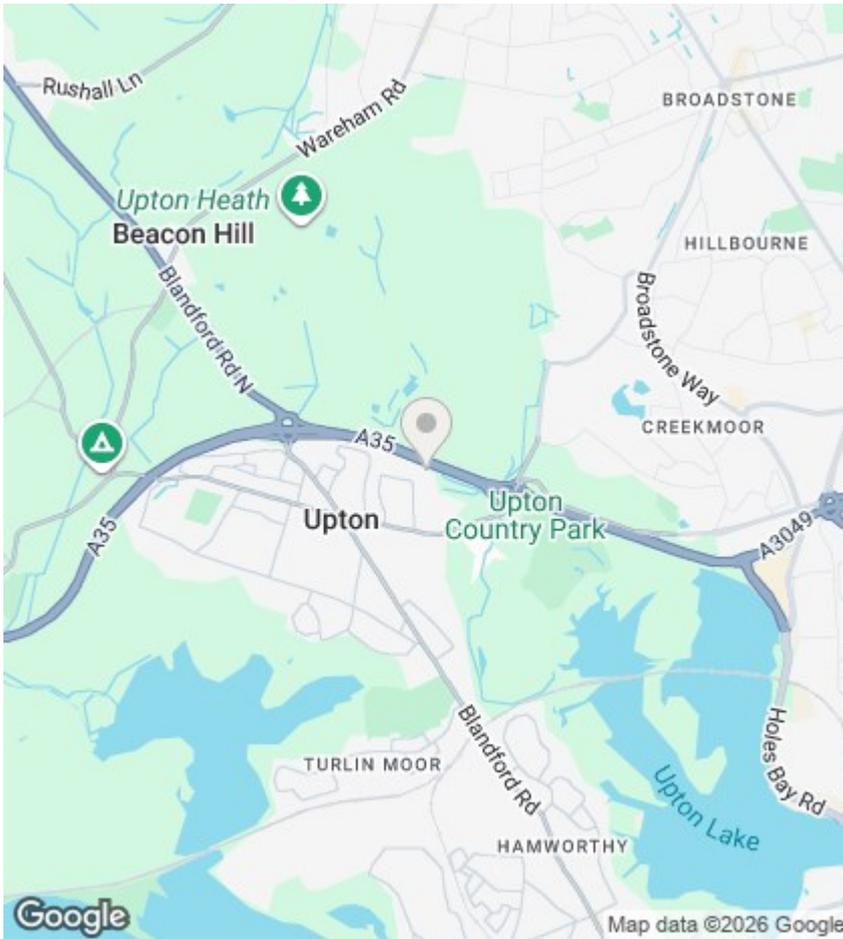


Gorse Lane

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), lounge/dining room, kitchen and bathroom.

Further benefits include a low maintenance rear garden, allocated parking, gas central heating and 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.



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			
(69-80) C		75	80
(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	

