



36 Gorse Lane, Upton, Poole, BH16 5RS

Asking Price **£249,950**

- Two Bedrooms
- Well Presented Throughout
- Useful Sheds
- Modern Bathroom
- Gas Central Heating
- End of Terrace House
- Low Maintenance Garden
- Entrance Porch
- Allocated Parking
- Vendor Suited

# 36 Gorse Lane, Poole BH16 5RS

VENDOR SUITED - This well presented, two bedroom home is an ideal first time purchase! Tucked away in a cul-de-sac location and benefitting from allocated parking.



Council Tax Band: B



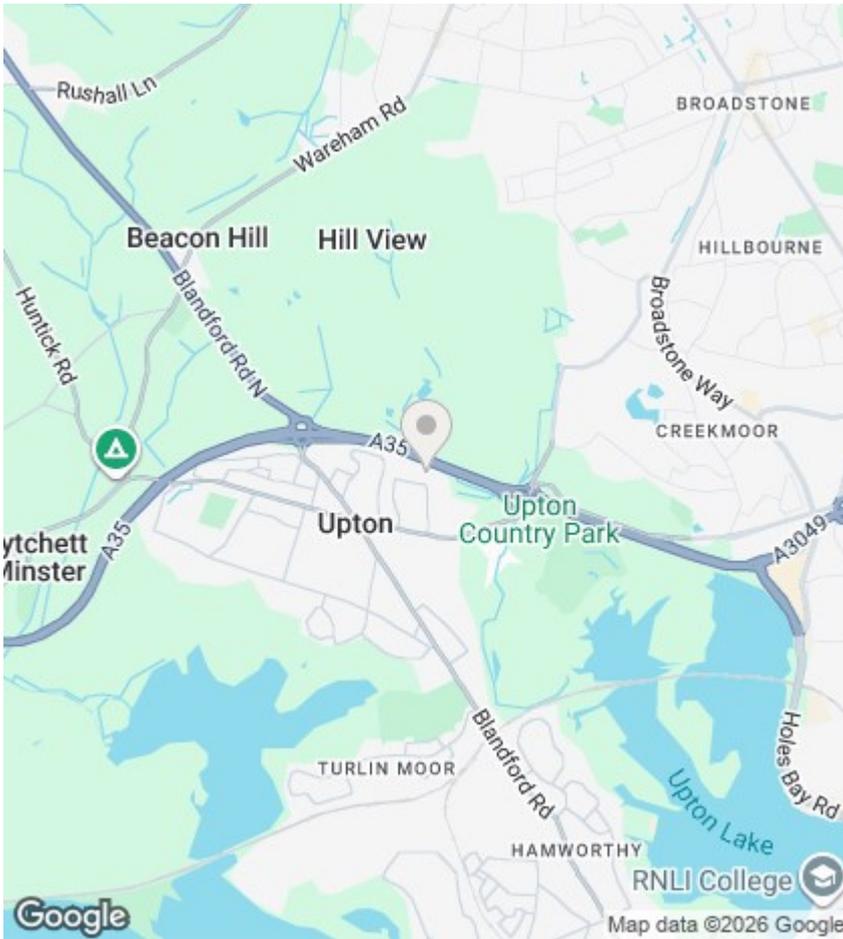
### Gorse Lane

Well presented throughout and benefitting from a ground floor extension, this home comprises: two bedrooms, living room with adjoining dining area, separate kitchen, entrance porch and modern main bathroom.

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

Positioned within easy reach of Upton Heath, the Country Park and a host of other amenities - we believe this property would make an ideal first time purchase.

With our vendor suited, we encourage internal viewing at your earliest convenience. 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:

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	

## Gorse Lane, Upton

