



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

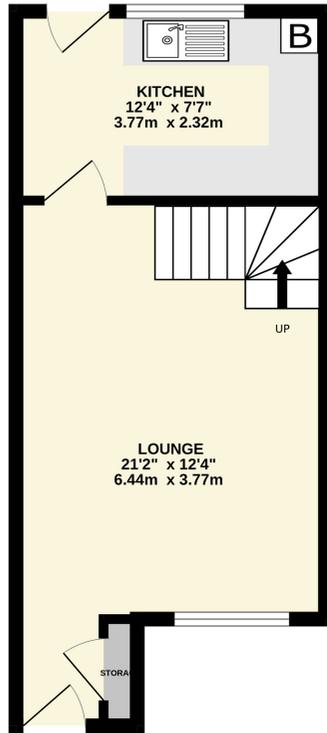
£250,000 Freehold

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

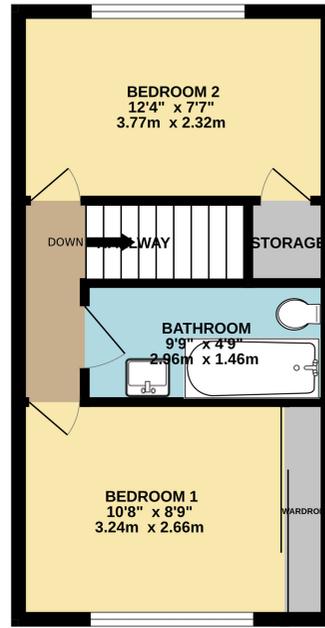
**** NO FORWARD CHAIN **** A charming mid terrace house situated in this cul-de-sac location in Upton a short distance from local shops, bus routes and amenities. The scenic Upton Country Park is also close to hand. The property would benefit from some cosmetic updating and viewing is essential to appreciate its full potential. The accommodation on offer comprises: 21' lounge, fitted kitchen with direct garden access, two double bedrooms and modern bathroom. Externally the property has a nice sized low maintenance garden and an allocated parking space. Further features of this ideal first time buy/investment property include: feature wall mounted fire to lounge, fitted wardrobe to bedroom one, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Upton Infants and Juniors.

**ANTHONY
DAVID & CO**

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



Lounge 21' 2" x 12' 4" (6.45m x 3.76m)

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

Landing Doors to

Bedroom One 10' 8" x 8' 9" (3.25m x 2.67m)

Bedroom Two 12' 4" x 7' 7" (3.76m x 2.31m)

Bathroom 9' 9" x 4' 9" (2.97m x 1.45m)

Garden Low maintenance

Parking Allocated

Council Tax Band B

TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.