



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

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

## Freehold Price £270,000

Set in a quiet cul de sac in Upton is this well presented 2 bedroom mid, staggered terrace home with good size lounge, modern kitchen, bathroom, fully enclosed garden, and private parking bay. The home has gas central heating, double glazing, allocated parking bay and further option for off road parking to the front. The front is laid to shingle with a path to the front door and the current owners use it as a double width parking space, although the kerb has not been dropped to the road.

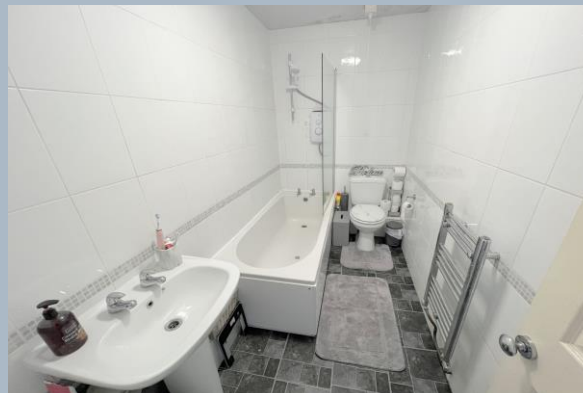
- Well-presented inside with modern internal decor
- Good size lounge/dining room with stairs leading to the first floor
- Modern fitted kitchen with cream high gloss units and appliances to include a 4 ring induction hob, oven below and extraction above, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine and tumble dryer.
- Wood effect flooring downstairs and recently fitted carpets upstairs
- Modern family bathroom with a white suite and shower over the bath
- Double glazing, gas central heating
- Low maintenance rear garden which is fully enclosed and has a wooded outlook. There is a decked area immediately outside the home, a large patio with attractive paving and further rear decked area
- Private parking bay. The front of the property is laid to a shingle area with a path to the front door. The current owners use it as a double width parking space, although the kerb has not been dropped to the road.

Gorse Lane is conveniently located between Poole and Wareham with its biggest attraction being Upton County Park which is half a mile away. The park, near Poole Harbour, has wonderful cycling and walking routes as well as Upton House, a venue used for weddings and conferences. The property is close to the local Co-op on Poole Road and Upton Infants/Upton Junior and Lytchett Minster schools are all very well regarded are within a mile.

COUNCIL TAX BAND: B

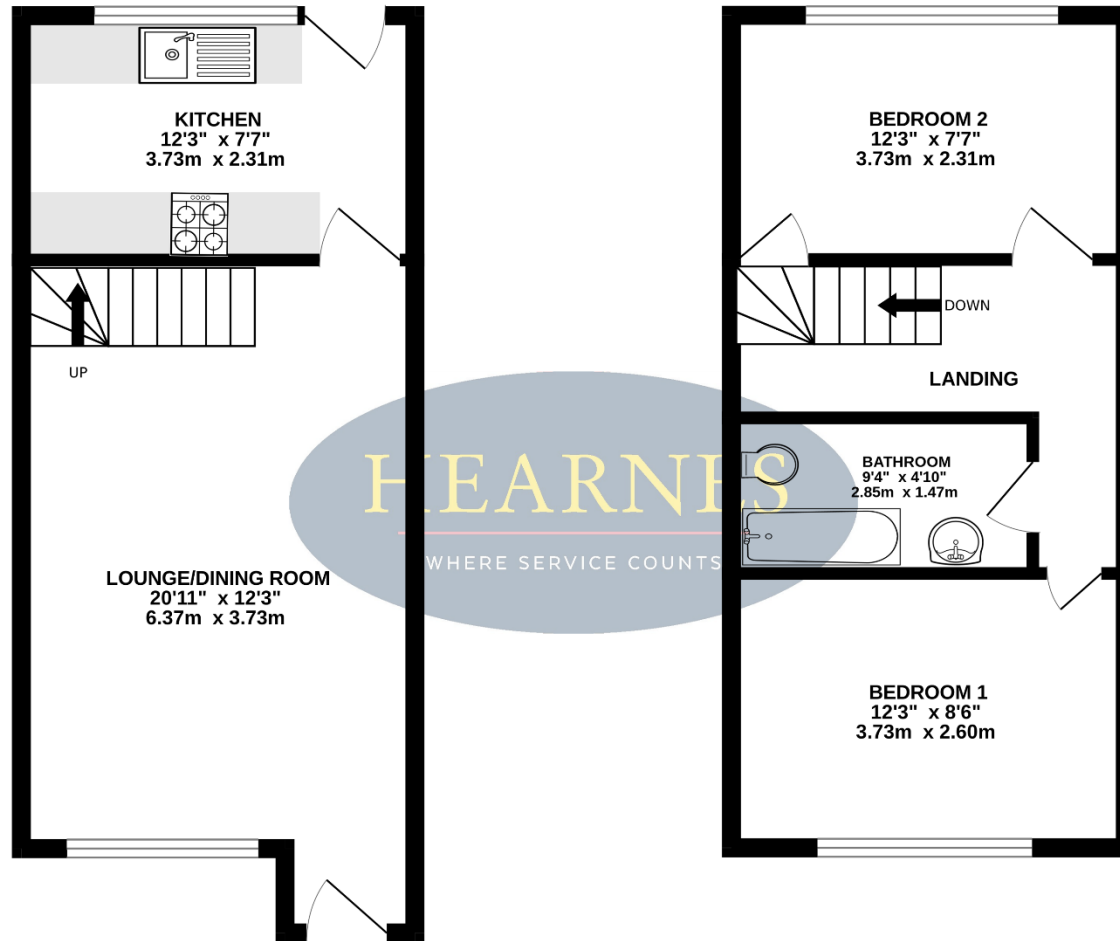
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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