



73 Gorse Lane, Poole, BH16 5RR

**Asking Price £250,000**

- Three Bedrooms
- Modernisation Required
- Parking For Several Cars
- Garden
- No Chain!
- Semi Detached House
- Garage
- Gas Central Heating
- Popular Location
- Ideal Project

# 73 Gorse Lane, Poole BH16 5RR

No Chain! We are pleased offer for sale this spacious semi detached home, situated within a popular road In Upton with plenty of off road parking and a garage.



Council Tax Band: C

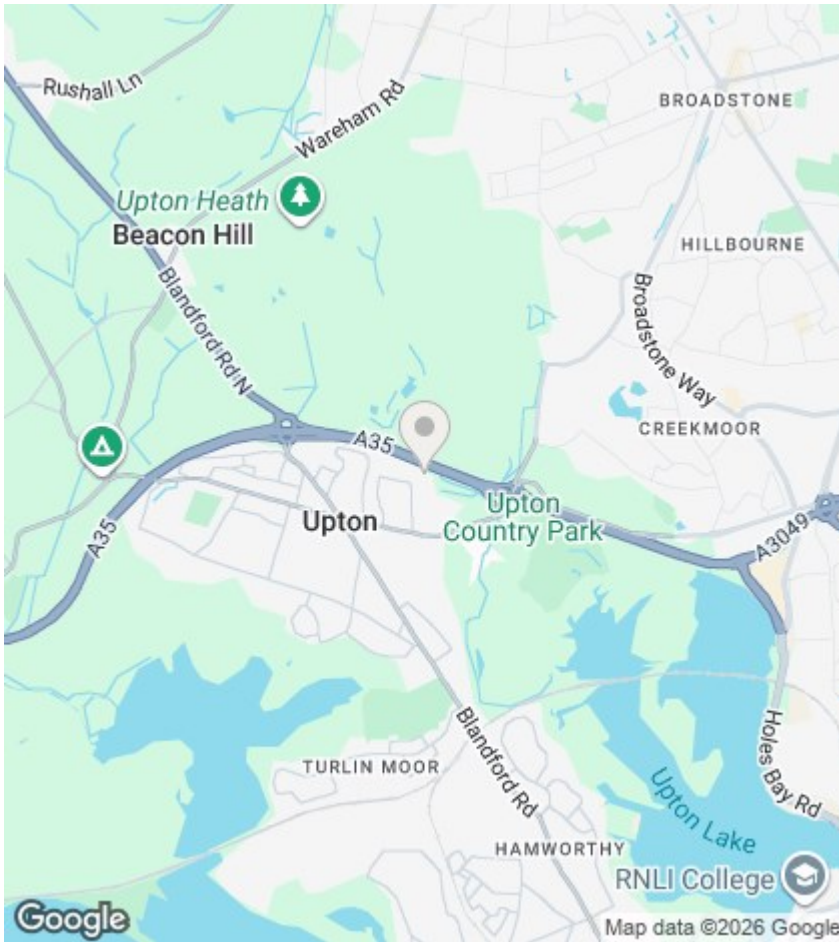


### Gorse Lane

The property is now in need of a degree of modernisation, which we believe represents a fantastic opportunity for a buyer looking to utilise their skills and make something their own. The spacious accommodation briefly comprises; three bedrooms, family bathroom, lounge, lean-to and a sizeable kitchen/dining room looking over the rear garden.

Additional benefits include; gas central heating, garage attached to the side of the house with off road parking available for several vehicles on the drive and in front of the garage.

Situated close to local amenities, bus routes and Upton Country Park, we believe this property will make an ideal first time buy. To arrange a viewing, or for more information, please contact our Upton office.



## Agents Note

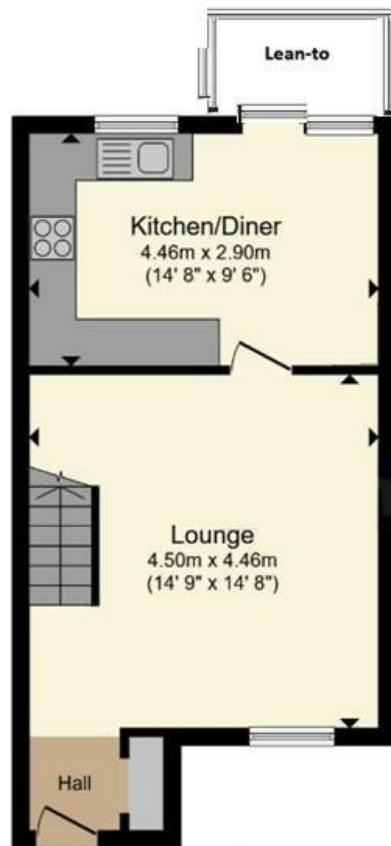
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

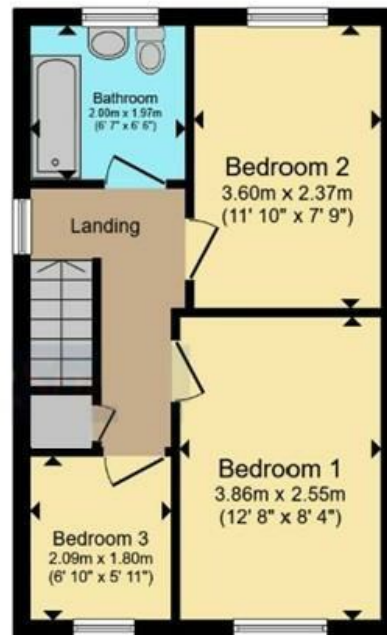
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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**



**First Floor**