



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

\* No Forward Chain \* Nicely positioned towards the end of a quiet cul-de-sac and backing on to Upton Woods lies this two double bedroom end of terrace family home. There is well-proportioned living accommodation on offer and the benefit of allocated off road parking with the potential to create additional parking to the front, and a low maintenance rear garden. Whilst there is UPVC double glazing and gas fired central heating, the property will require updating throughout, which we feel represents an ideal refurbishment project.

**EPC: TBC Council Tax Band: B Price: £229,950 Freehold**







## Key Features

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- END TERRACE FAMILY HOME REQUIRING UPDATING
- ENTRANCE VESTIBULE
- 17ft APPROX LOUNGE
- GOOD SIZE KITCHEN
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- GENEROUS SIZE BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- ALLOCATED OFF ROAD PARKING

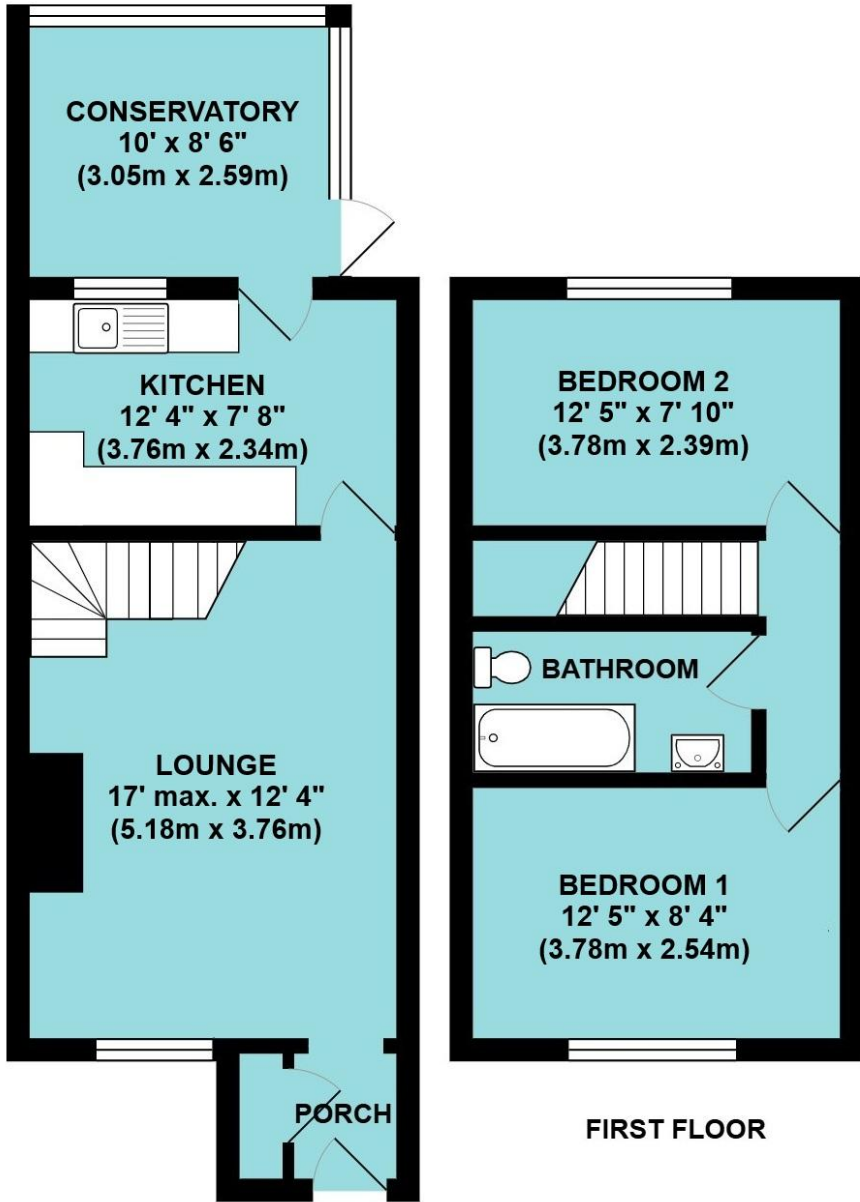
## The Property

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Upon entering there is an entrance vestibule with a cupboard housing the electrics, and from here you walk through into the spacious lounge with stairs providing access to the first-floor accommodation. The roomy kitchen is located to the rear with ample wall and base storage units and a door then leads through to the conservatory with UPVC double glazed windows and door leading to the rear garden.

Upstairs there are two good size double bedrooms serviced by a generous size bathroom which then completes the current accommodation.

There is a sunny aspect low maintenance rear garden enclosed by close boarding fencing and a gate and access down the size of the house leads to the allocated off-road parking space. The front garden is laid to lawn and there is potential here to create a driveway and additional parking. The house offers fantastic potential for purchasers looking to place their own touch on their family home and it is conveniently situated close to a playground and next to Upton Woods. Upton Country Park, which is an idyllic setting to enjoy walks and cycling is approximately half a mile away and local schools are close to hand with Hamworthy Park and beach being only a short drive away.



**GROUND FLOOR**

Total Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	65	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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