



**Gorse Lane | Poole | BH16 5RR**

**Offers Around £310,000**



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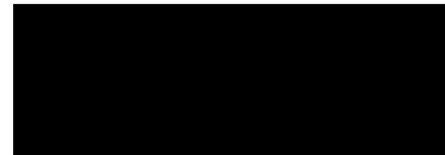
# Gorse Lane | Poole | BH16 5RR Offers Around £310,000

Nestled in the charming area of Gorse Lane, Poole, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and modern living.

Upon entering the property, you are welcomed via a useful entrance porch, leading into a well-proportioned and inviting lounge, providing an ideal space for both relaxing and entertaining.

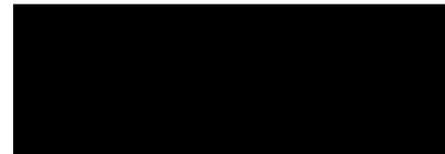
To the rear, the property features a newly fitted kitchen (2024), finished to a modern standard with ample storage and worktop space. The kitchen also offers room for dining and benefits from French doors opening directly onto the large, private rear garden, creating a bright and sociable indoor-outdoor living environment.

- Three-bedroom semi-detached home located on Gorse Lane, Upton.
- Newly installed modern kitchen with French doors to garden.
- Great sized sunny rear garden
- Close to Upton Country Park
- Council tax band: C EPC: C
- Spacious lounge.
- Block paved driveway parking for two cars.
- Three bedrooms
- UPVC double glazing throughout and efficient gas central heating



Ground Floor First Floor

Total floor area 69.5 sq m\* (748 sq ft\*) approx.  
The floor plan is for illustrative purposes only, is not drawn to scale. Any measurements, floor areas including any total floor areas, openings and orientation are approximate. No details are guaranteed. They cannot be relied upon and not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(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	

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