



17 Sandy Lane, Upton, Poole, BH16 5EJ

Asking Price £425,000

- Three Bedrooms
- Very Well Maintained
- Garage with Power
- Two Toilets
- Modern Boiler
- Detached Bungalow
- Block Paved Driveway
- Recently Replaced Kitchen
- Popular Location
- Internal Viewing Encouraged!

17 Sandy Lane, Poole BH16 5EJ

A very well presented, detached bungalow with ample off-road parking & a lovely rear garden positioned on Upton's ever popular Sandy Lane.



3



1



2



D

Council Tax Band: D



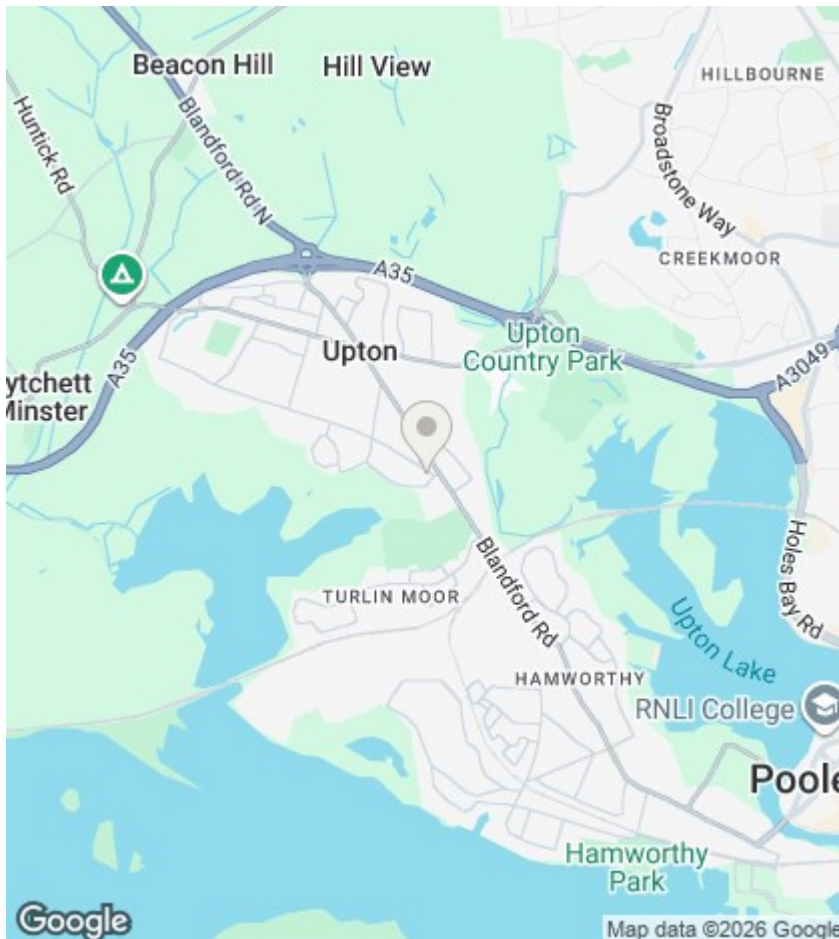
Sandy Lane

The property is entered via a spacious & welcoming entrance hallway. The living accommodation spans the rear of the bungalow and comprises: a bright sitting room with adjoining dining area, kitchen with ample cupboard and worktop space and a useful conservatory. It's worth noting, the kitchen was totally replaced around a year ago. There are three bedrooms, two of which are generous double rooms with the remaining one being ideal for a single or home office. A shower room and an additional toilet complete the home.

The outside space has been maintained to a high standard too. The rear garden is majority laid to lawn with block paving wrapping around the entirety of the bungalow - this in turn provides off-road parking for several vehicles, some of which can fit under the useful car port. The garage has light & power supplied to it and the roof has recently been resealed. Further benefits include gas central heating via a boiler that's approx. 4 years old and UPVC double glazing throughout. In recent years, the sellers have also had the roofing felt renewed.

Positioned on the sought after road of Sandy Lane, this property is ideally located to access a host of amenities to include Lytchett Bay Nature Reserve and a frequent bus route.

In our opinion, internal viewing is a necessity in order to appreciate what's on offer - to arrange, or for more information, please contact our Upton Branch.



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

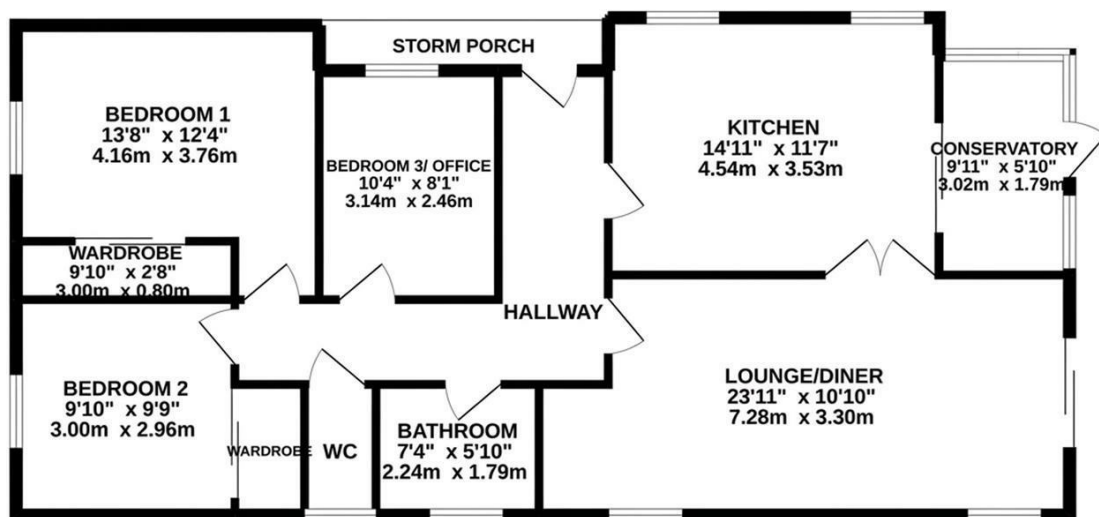
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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