



50 Sandy Lane, Upton, Poole, BH16 5LX

**Asking Price £385,000**

- Two Bedrooms
- Elevated Plot
- Ample Driveway
- Secluded Rear Garden
- Gas Central Heating
- Detached Bungalow
- Fantastic Potential
- Detached Garage
- UPVC Double Glazing
- No Forward Chain!



# 50 Sandy Lane, Poole BH16 5LX

NO FORWARD CHAIN! Occupying an elevated plot that offers fantastic long term potential, this detached bungalow has been meticulously maintained since 1959 by its current owners.



Council Tax Band: D



### Sandy Lane

The immaculate accommodation comprises two bedrooms, living room, kitchen/dining room, conservatory, shower room and separate toilet.

Further benefits include a secluded rear garden, ample driveway, detached garage with electric roller door, gas central heating and UPVC double glazing.

This property simply has to be viewed in order to appreciate the quality of the accommodation on offer. To arrange, or for more information, please call our Upton office at your earliest convenience!

### Lounge

14'09" x 10'09" (4.50m x 3.28m )

### Kitchen/Dining Room

17'08" x 14'08" (5.38m x 4.47m )

### Conservatory

10'08" x 8'11" (3.25m x 2.72m )

### Bedroom One

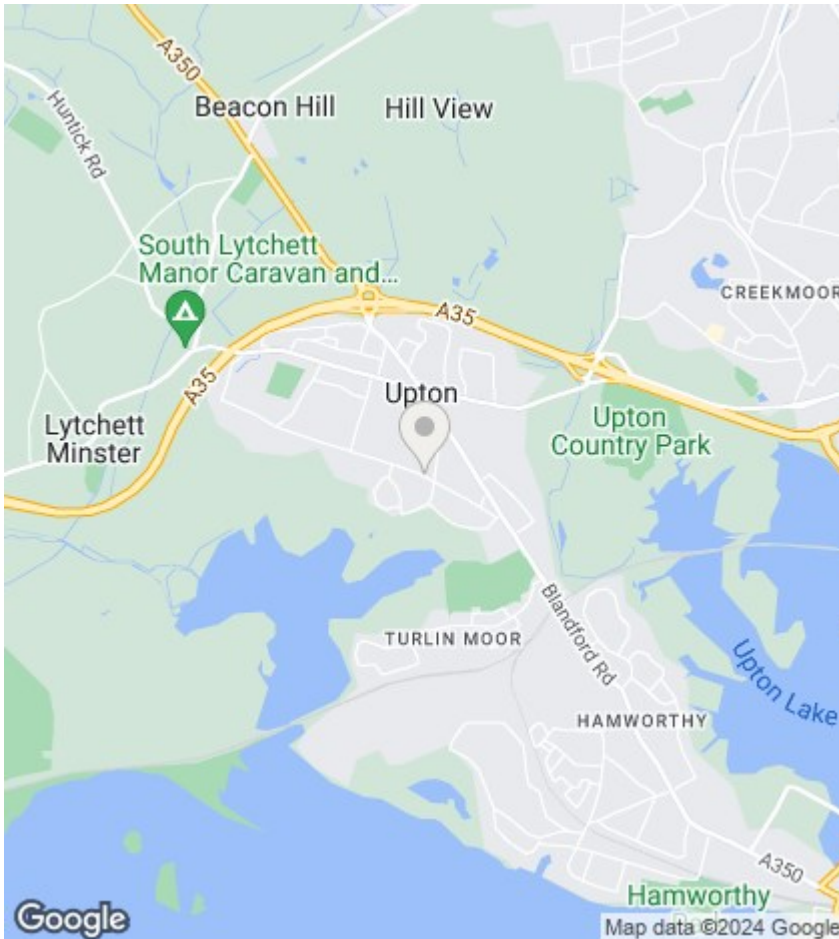
15'07" x 9'09" (4.75m x 2.97m )

### Bedroom Two

9'10" x 8'11" (3.00m x 2.72m )

### Shower Room

5'10" x 5'06" (1.78m x 1.68m )



## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

