



2b Sandy Lane, Upton, Poole, Dorset, BH16 5EL

Asking Price £375,000

- Three Double Bedrooms
- Modern Throughout
- Low Maintenance Rear Garden
- Two Bath/Shower Rooms
- Off-Road Parking
- Detached House
- Oak Internal Doors
- Kitchen/Dining Room
- Downstairs Toilet
- No Forward Chain!

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OPEN TO OFFERS. A modern, detached family home positioned just a short walk from Lytchett Bay Nature Reserve. Offered for sale with no forward chain and benefitting from off-road parking.



Council Tax Band: D



Sandy Lane

The spacious accommodation comprises three double bedrooms, a large living room with easy access to the garden, modern kitchen/dining room, family bathroom, en-suite shower room and downstairs toilet.

The rear garden is laid to majority patio and hardstanding for ease of maintenance and all is enclosed by panel fencing, with a side gate. Further benefits include off-road parking, gas central heating and UPVC double glazing.

Situated within easy reach of favoured schooling, we believe this property would make an ideal home for a family. To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience.

Living Room

13'09" x 11'02" (4.19m x 3.40m)

Kitchen/Dining Room

18'03" x 10'11" (5.56m x 3.33m)

Bedroom One

11'07" x 10'11" (3.53m x 3.33m)

En-Suite

8'02" x 4'08" (2.49m x 1.42m)

Bedroom Two

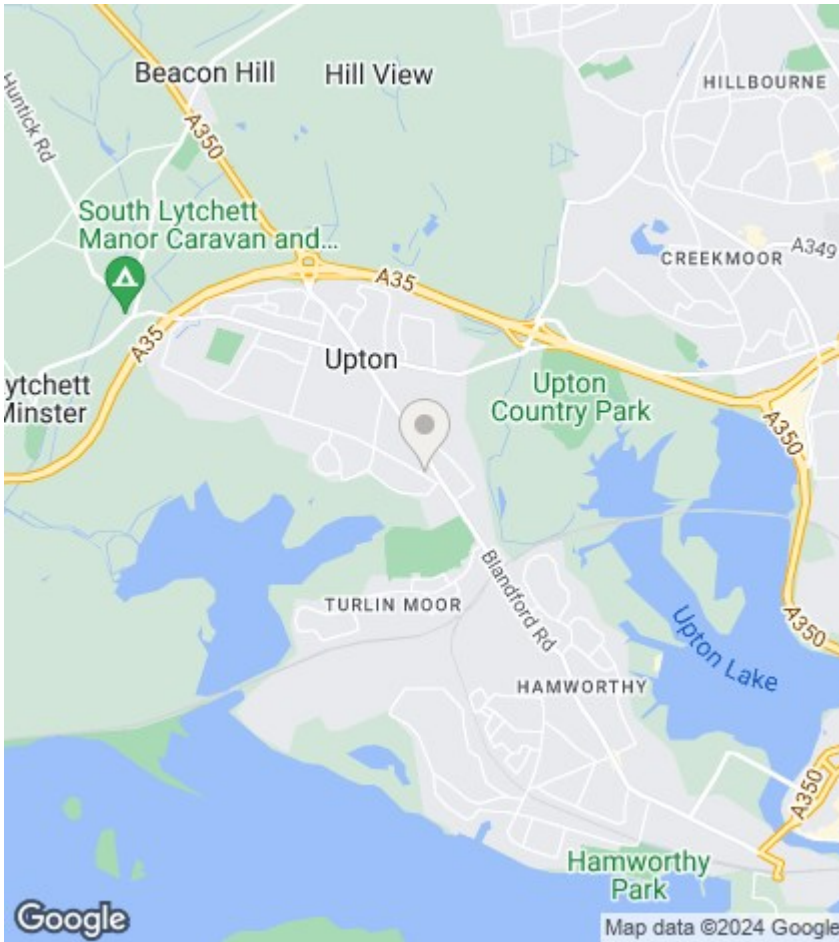
11'04" x 11'02" (3.45m x 3.40m)

Bedroom Three

11'02" x 7'09" (3.40m x 2.36m)

Bathroom

7'04" x 6'04" (2.24m x 1.93m)



Directions

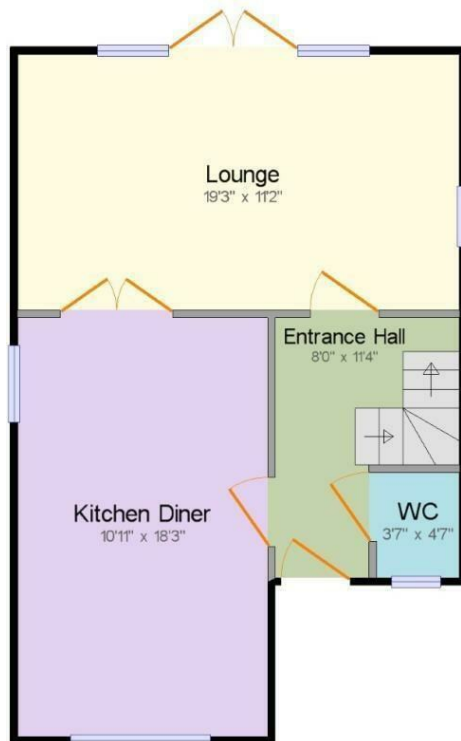
Viewings

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

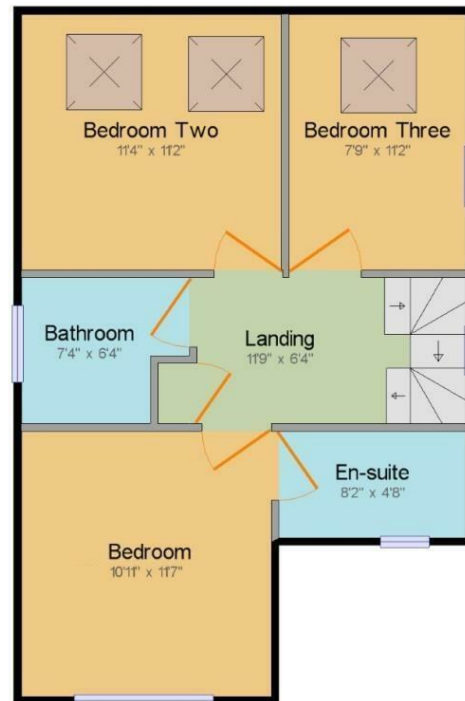
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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



1st Floor

Total approx floor area: 96.5 m² (1038.9 ft²)
 Ground Floor: 48.0 m² (516.2 ft²)
 1st Floor: 48.6 m² (522.8 ft²)