



40 Sandy Lane, Upton, Poole, Dorset, BH16 5EL

**Asking Price £375,000**

- Three Bedrooms
- Well Presented Throughout
- Lovely Rear Garden
- Modern Kitchen & Shower Room
- UPVC Double Glazing
- Detached Chalet
- Sizeable Garage/Workshop
- Ample Frontage
- Gas Central Heating
- No Forward Chain

# 40 Sandy Lane, Poole BH16 5EL

This well presented, detached home is positioned on a plot with generous frontage and benefits from ample off-road parking & sizeable workshop space.



Council Tax Band: D



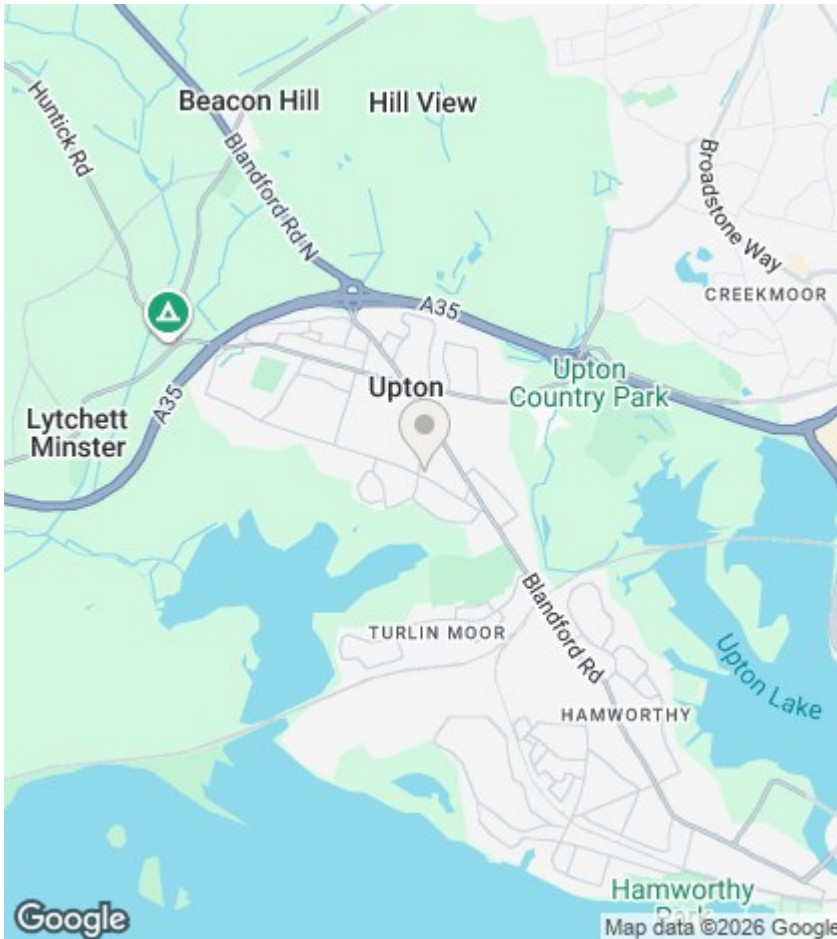
### Sandy Lane

Having been very well maintained, this property offers immaculate accommodation in a sought after position. Briefly, the property comprises: three double bedrooms, bright living room, modern kitchen, shower room and porches to both the front & rear.

This home would be ideal for those looking for specific workshop space thanks to it's larger than average garage and adjoining shed space - both of these benefit from light & power. The rear garden is a good size and borders support various shrubs, bushes and other mature plant life. Further benefits include off-road parking, gas central heating and UPVC double glazing.

The property is located within easy reach of favoured schooling, Lytchett Bay Nature Reserve and a host of other amenities.

Offered for sale with no onward chain, we anticipate high levels of interest - to arrange a viewing, 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.

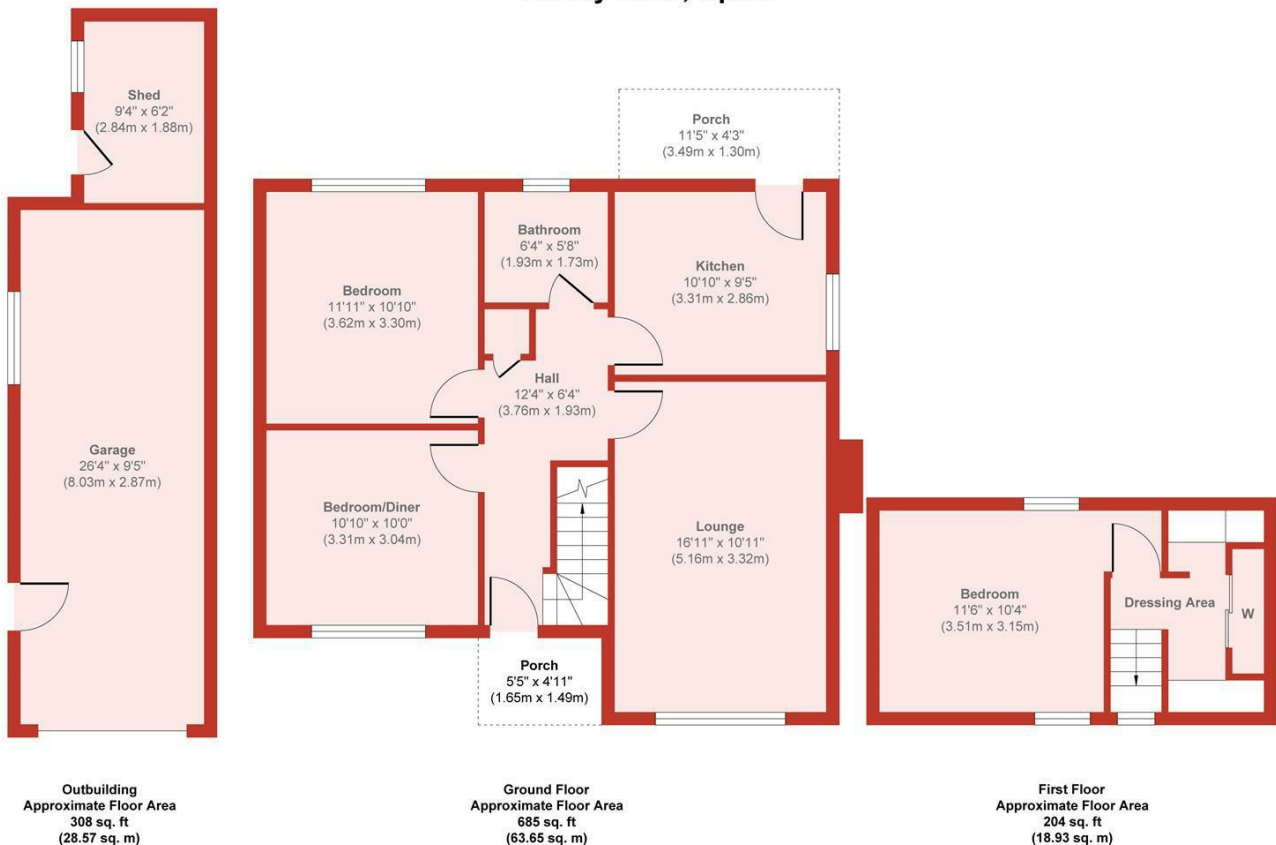
## Viewings

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

## EPC Rating:

| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92 plus)                                   | 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 |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |

## Sandy Lane, Upton



Approx. Gross Internal Floor Area 1197 sq. ft / 111.15 sq. m (Inc;uding Outbuilding)

Produced by Elements Property