



Sandy Lane, Upton, BH16 5EL

Asking Price £259,950

- Two Double Bedrooms
- Convenient Location
- Driveway
- Wet Room & Separate Toilet
- Viewing Highly Recommended
- Semi Detached Bungalow
- Low Maintenance Gardens
- Lounge/Dining Room
- Double Glazing
- No Forward Chain!

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NO FORWARD CHAIN! We are pleased to be appointed sole agents in the sale of this charming semi detached bungalow situated in Upton, close to local amenities and bus routes.



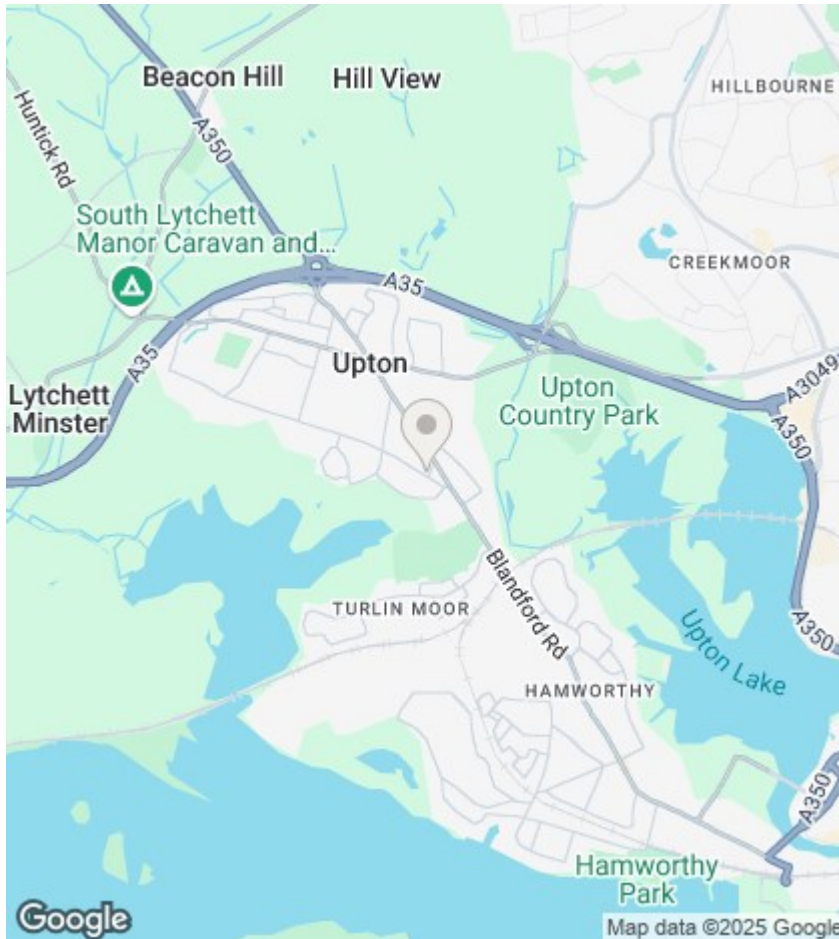
Council Tax Band: C



Sandy Lane

The well planned accommodation briefly comprises; two double bedrooms, lounge/dining room, kitchen, wet room and separate toilet.

Further benefits include gas central heating, UPVC double glazed windows and doors, off road parking, low maintenance rear garden and with our vendor offering no forward chain, we encourage internal viewings at your earliest convenience. To arrange a viewing, or for further information, please contact our Upton office.



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.

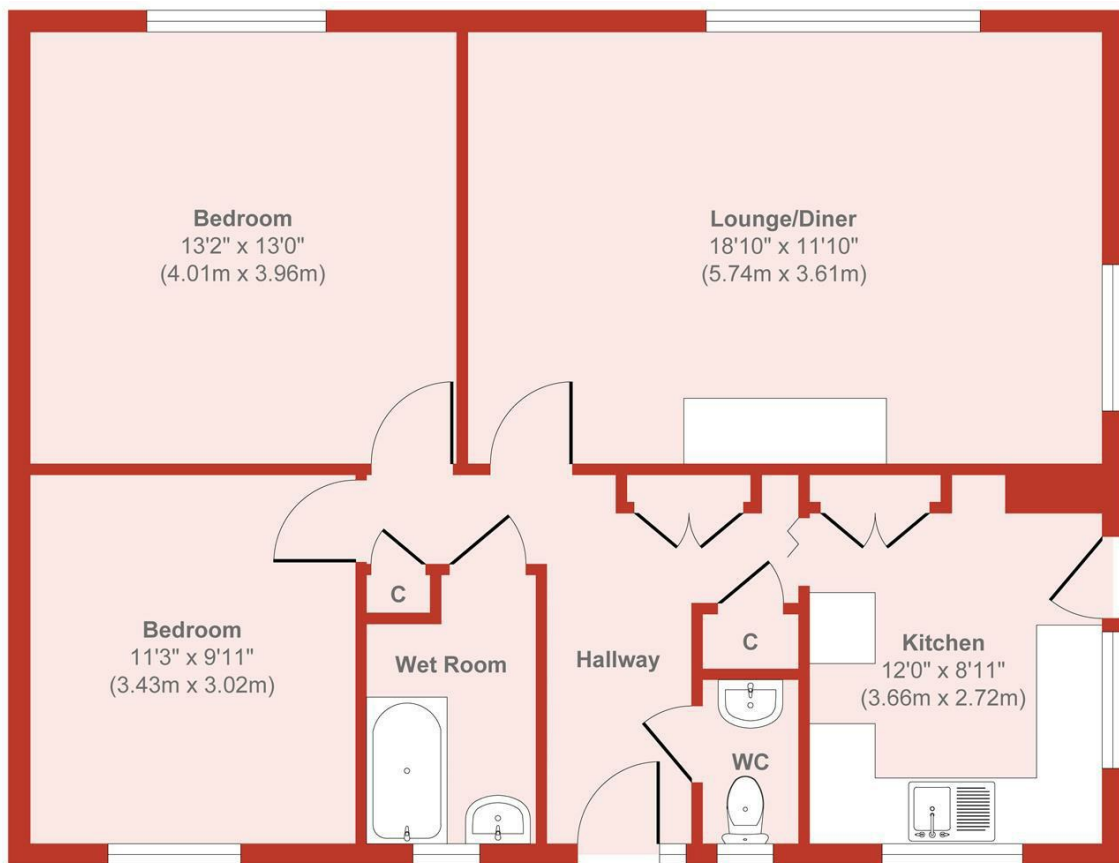
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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



Floor Plan

Approx. Gross Internal Floor Area 808 sq. ft / 75.06 sq. m

Produced by Elements Property