



**Sandy Lane  
Upton  
Poole  
Dorset  
BH16**

**Offers In Excess Of £475,000**

**bettermove**

# Sandy Lane

## Poole

Bettermove are proud to present this 4 bedroom bungalow in Upton. Available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

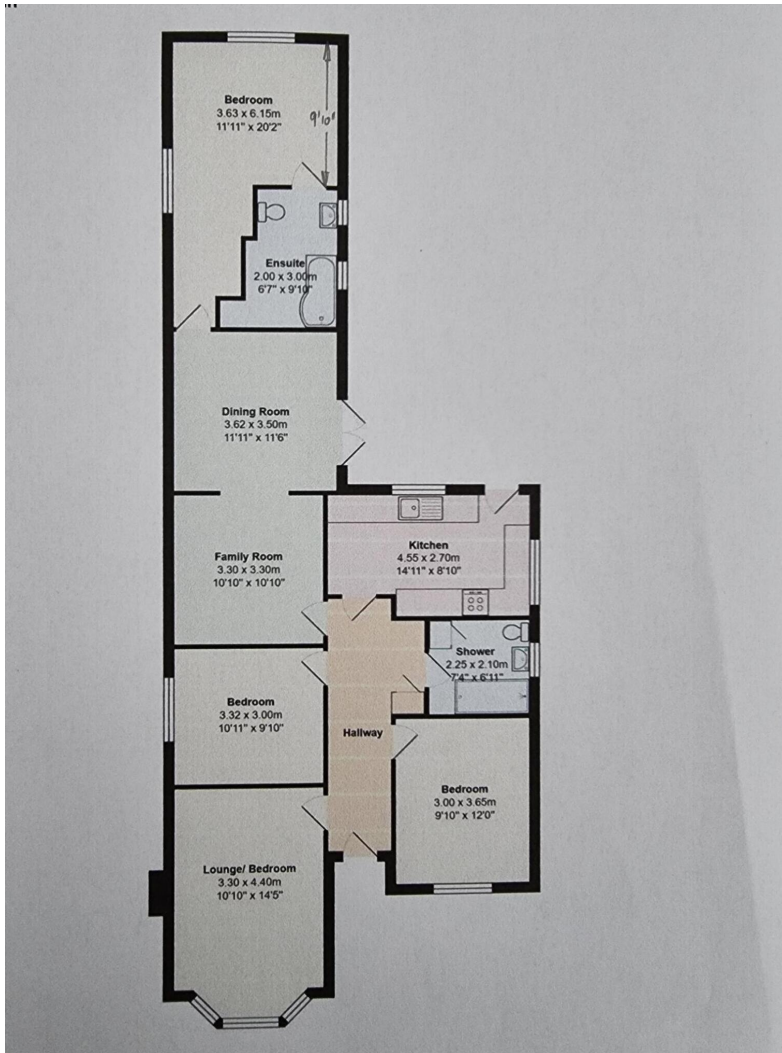
The council tax band is E.

The interior of this beautifully presented property comprises a spacious family room, dining room and fitted kitchen, as well as the 4 bedrooms with the master bedroom including an on-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Upton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hamworthy train station (1.0 miles), variety of bus routes and the A35.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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