



The Granary, Allington Lane, Eastleigh, SO50 7DD £900 PCM

A 2 bedroom ground floor maisonette full of character, situated in a peaceful location but close to local amenities and road network. The accommodation on offer comprises a well fitted, appliance modern kitchen, 12'9" x 11'9" lounge with exposed beams, both rooms are served by a modern fitted shower room. There is allocated parking. The property is FURNISHED & Available Early March.

A two bedroom ground floor maisonette accessed by a upvc door with glazed panel opening onto

Kitchen 14'6" x 6'1" (4.42 x 1.87)

The kitchen is fitted with a range of off white gloss fronted cabinets, heat resistant worksurface with a range of matching cupboards underneath and wall mounted cupboards over, inset stainless steel sink with a mono block mixer tap, four burner electric hob with a range master extractor hood over, electric fan assisted oven, tall fridge / freezer, hotpoint washing machine.

Smooth plastered ceiling, six chrome spot lights, antico wood planked flooring.



Lounge 12'9" x 11'9" (3.89m x 3.58m)

Smooth plastered valued ceiling with chrome spot lights, upvc double glazed window to the front aspect and double glazed doors opening onto the patio. Provision of power points, television, sky and telephone point.

Furnishings include, double leather sofa, coffee table, television cabinet, couple of foot stools.



Bedroom 1 9'6" x 10'0" (2.91 x 3.06)

Smooth plastered ceiling, wall light points, upvc double glazed window to the rear aspect, provision of power points. Wall mounted heating control thermostat.

4'6 bed, bedside tables, chest of drawers and a double wardrobe.



Bedroom 2 7'10" max x 5'10" max (2.40 max x 1.78 max)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points. A built in cupboard opens housing an insulated hot water cylinder.



Bathroom 9'1" x 3'4" (2.77 x 1.02)

Fitted with a three piece suite comprising wall mounted wash hand basin, low level wc with concealed cistern and a large double shower enclosure. Ceramic glazed tiled walls and floor. Extractor fan.

Smooth plastered ceiling, two spot lights. Electric chrome heated towel rai.



Council Tax Band B



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	