



**G8, Allington Lane, Southampton, SO30 3HS**  
**Reduced To £70,000**

JUST REDUCED FOR QUICK SALE NO CHAIN ...

A mobile home occupying a pleasant location benefitting from its own small garden on a popular Allington Lane Site. Entrance lobby, fitted kitchen with space for a breakfasting table, dual aspect light living room with patio doors opening to the garden. A double bedroom with wardrobes, a second small bedroom, both served by a white three piece bathroom. Central heating to radiators, double glazing. Parking Provision.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A single detached unit.

A gravel path with inset paved slabs leads to a upvc door with obscure glazing opening to

### To the Front

Area laid to concrete hard standing providing off road parking.

### Parking

Further parking is available via the site car park.

### Garden

Gardens are located to each side and a small area to the rear.

An area laid to paving and a small area of grass.

### Shed

Of block built construction

### Entrance Hallway

Wooden clad ceiling, laminate floor covering, double power point.

From here an opening leads to the lounge and a solid panel door to bedroom 2.

### Lounge 9'8" x 15'6" (2.96 x 4.74)

Wooden clad ceiling, two ceiling light points, two wall light points. Natural light is provided by a upvc double glazed window to the rear aspect and upvc double glazed patio doors opening to the side. Double panel radiator, provision of power points and a television point.



### Inner Lobby

Wooden clad ceiling, ceiling light point, single panel radiator.

From here a solid panel door opens to a storage cupboard providing shelving, a solid panel door to the bathroom and an opening through to the kitchen.

### Kitchen 11'0" max x 9'8" (3.37 max x 2.95)

The kitchen is fitted with a range of low level cupboards, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Space for a gas cooker, space and plumbing for an automatic washing machine. Space for an under counter fridge. An inbuilt double cupboard houses a Worcester Bosch combination boiler.

Ceiling, three LED down lighters, a dual aspect room with upvc double glazed windows to both side aspects. Single panel radiator, laminate floor covering and a provision of power points.

Space for a breakfasting table.



### Bathroom 5'5" x 6'2" (1.67 x 1.89)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with an electric 'Triton Riba' shower over. Principally tiled walls to half height with a ceramic glazed tile with boarder over and to full height around the bath area.

Textured ceiling, two LED down lighters, obscure upvc double glazed window to the side aspect, double panel radiator, linoleum floor covering.



### Bedroom 1 12'2" x 9'8" inc robes (3.73 x 2.97 inc robes)

Coved ceiling, ceiling light point, upvc double glazed window to the front and side aspect, a upvc door gives access to the side, double panel radiator, provision of power points.

The room benefits from a range of fitted wardrobes providing a good degree of hanging rail and storage.



### **Bedroom 2 8'6" x 4'9" (2.60 x 1.46)**

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator and a provision of power points.



### **Expenditure**

Pitch Fee £273.00 per month

Southern Water (Sewerage) £16.20 per month

Water - Paid to site owner £81.89 (per six months)

### **Council Tax Band A**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		