



The Granary, Allington Lane, Eastleigh, SO50 7DD
£1,300 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, applianced modern kitchen, 17'8" x 11'10" light and airy lounge, master bedroom with ensuite shower facility, the second bedroom is served by a three piece bathroom suite. The property is unfurnished & available early July.

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

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The property is accessed from the side where a upvc door with glazing opens onto

Kitchen 9'0" x 10'4" (2.74m x 3.15m)

The kitchen is fitted with a range of white gloss fronted cabinets, heat resistant worksurface with a range of matching cupboard and drawer base units underneath and wall mounted cupboards over, inset stainless steel sink unit with a mono block mixer tap, inset De-dietrich electric four burner hob, inset matching microwave, Gorenje oven, integrated fridge / freezer, full sized integrated dishwasher and washing machine. Mock slate effect tiled floor.

Smooth plastered vaulted ceiling with exposed beams, four chrome spot lights. Natural light is provided by a upvc double glazed door and upvc double glazed window to the side



Lounge 17'8" x 11'10" (5.38m x 3.61m)

A very nicely apportioned room with natural light provided upvc double glazed windows to the front aspect and patio doors to the side

Smooth plastered vaulted ceiling with exposed beams, six chrome spot lights, provision of power points, sky point, telephone and television point. Wall mounted heating control thermostat. Karndean style flooring continues throughout the property.



Bedroom 1 9'7" x 11'11" (2.93 x 3.64)

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

A door opens to a useful cupboard housing the hot water cylinder with slatted linen shelving over. A pair of folding ledge and brace doors open to a useful second cupboard providing hanging rail and useful storage.

A ledge and brace door gives access to an ensuite facility



Ensuite 8'10" x 4'3" (2.70 x 1.31)

Fitted with a three piece suite comprising wall mounted wash hand basin, low level wc with concealed cistern, walk in shower enclosure with thermostatic shower within.

Smooth plastered ceiling, four spot lights, two 'Velux style roof windows, ceramic glazed tiled flooring and a heated towel rail.



Bedroom 2 9'5" x 8'6" (2.88 x 2.61)

Smooth plastered ceiling, four spot lights, upvc double glazed window to the rear aspect, provision of power points.



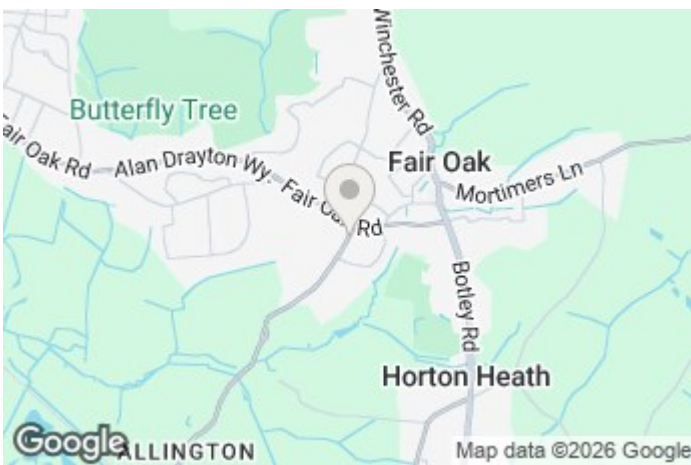
Bathroom 6'1" x 5'3" (1.87 x 1.61)

Fitted with a three piece white suite comprising wall mounted wash hand basin, low level wc with concealed cistern, shower enclosure with folding shower screen. Full height tiled walls.

Smooth plastered ceiling, three chrome spot lights, extractor fan, chrome heated towel rail, ceramic glazed tiled flooring.



Council Tax Band B



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 2002/91/EC		

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