



## 67 Allbrook Hill, Allbrook, Eastleigh, SO50 4NA

£290,000

A charming three bedroom end terrace property which dates back to 1894. The property briefly comprises of an open plan sitting/dining room with double doors leading to a 13' kitchen/breakfast room and lean to on the ground floor. Three bedrooms and a four piece bathroom suite can be found on the first floor. Undoubtedly one of the properties most salient features is the rear garden which is arranged over several levels culminating in a superb character property.

### ACCOMMODATION

#### Ground Floor

Entrance Hall:	Stairs to first floor.
Sitting Area:	10'7" x 9' (3.23m x 2.74m)
Dining Area:	10' x 9'1" (3.05m x 2.77m) Under stairs storage cupboard, internal double doors leading to kitchen/breakfast room.
Kitchen/Breakfast Room:	13'10" x 12' (4.22m x 3.66m) Dual aspect with windows and doors to side and rear elevation. Fitted with a range of matching units to both base and eye level, space plumbing and provision for a variety of kitchen appliances, space for Range style cooker, tiled flooring, boiler.
Lean-To:	11'9" x 3'8" (3.58m x 1.12m) Of brick and PVC construction and provides additional storage and in turn access to rear garden.

#### First Floor

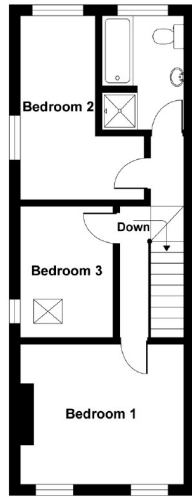
Bedroom 1:	12'6" x 10'8" (3.81m x 3.25m)
Bedroom 2:	10' x 7'1" (3.05m x 2.16m) Window to side elevation and velux window providing additional natural light.
Bedroom 3:	12'8" x 9'3" max into door recess (3.86m x 2.82m max into door recess) A dual aspect room with windows to side and rear elevations.
Bathroom:	8'10" x 6'3" (2.69m x 1.91m) Comprising four piece suite with panel enclosed bath, shower cubicle, wash hand basin, w.c.

### OUTSIDE

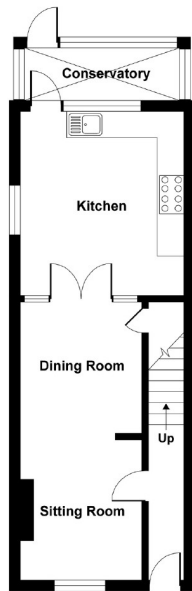
Front:	The property has a traditional courtyard style front garden with steps to front door.
Rear Garden:	The garden is arranged over several levels, area laid to lawn, vegetable patch, mature flowers and shrubs, greenhouse, timber shed, gated side pedestrian access.

### OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1894
Approximate Area:	86.8sqm/935sqft
Sellers Position:	Looking for forward purchase
Heating:	Gas central heating
Windows:	UPVC double glazed windows
Infant/Junior School:	Shakespeare Infant/Junior School/Otterbourne Primary School
Secondary School:	Crestwood College of Business & Enterprise
Council Tax:	Band B - £1,350.87 20/21
Local Council:	Eastleigh Borough Council - 02380 688000
Agents Note:	The property provides rear pedestrian access to the neighbouring properties at No. 69 & 71

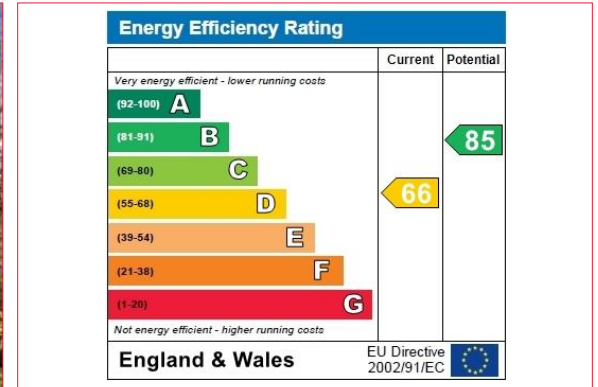


FIRST FLOOR



GROUND FLOOR

Ground Floor = 496 sq ft / 46 sq m  
 First Floor = 439 sq ft / 40.7 sq m  
 Total = 935 sq ft / 86.8 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2021. Produced for Sparks Ellison. REF: 709177

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