

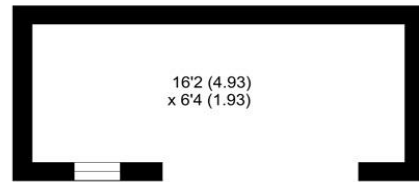


Allington Lane, West End, Southampton, Hampshire, SO30 3HQ

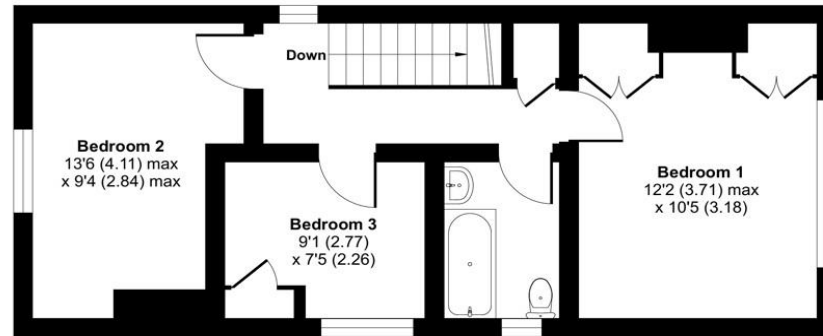


ACCOMMODATION

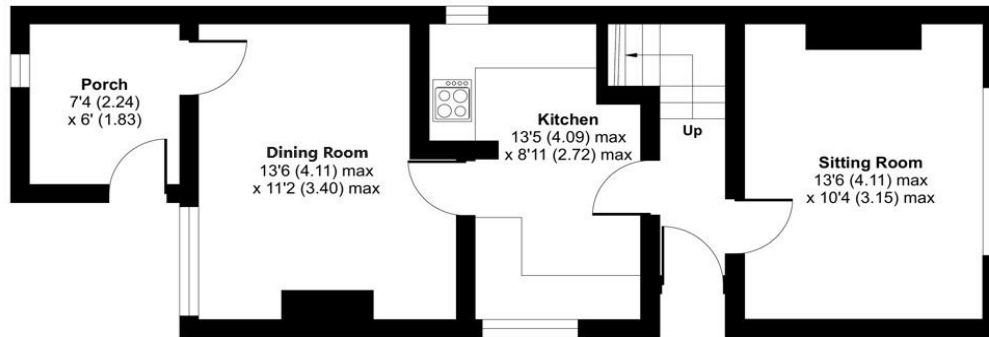
A rare opportunity to purchase this wonderful early 1900s detached home positioned on a generous-sized plot located on the sought-after road of Allington Lane, West End. The ground floor is presented first of all by the entrance hallway which guides you through to all the accommodation there is to offer. Positioned to the front is a good-sized sitting room, additionally is the separate kitchen leading onto the second reception room and rear porch with access out the garden. Leading upstairs you are greeted by three good-sized bedrooms, two of which benefit from built-in storage and are all serviced by the main family bathroom. Externally, there is off-road parking for a handful of vehicles at the front of the home. The plot measures 0.16 acres with an excellent large rear garden presenting mature trees and shrubs from start to finish. There is also a large workshop at the rear end of the garden. The property comes with the added benefit of being offered with no forward chain.



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Approximate Area = 974 sq ft / 90.4 sq m
 Outbuilding = 102 sq ft / 9.4 sq m
 Total = 1076 sq ft / 99.8 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 22 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Charters Estate Agents Limited. REF: 1061902



SITUATION

West End is conveniently situated on the outskirts of Southampton and close to the areas of Hedge End and Botley. There is a wide range of amenities and facilities in West End village centre that include shops, a supermarket, a doctor's surgery and a post office. Other benefits include sought-after schools, a gym and fitness centre and several superstores within a short drive. Easy access is also available to the M27, M3 and railway network.



SPECIFICATION

- No forward chain
- 0.16 Acre Plot
- Off-road parking for multiple vehicles
- Three double bedrooms
- Positioned on a sought-after road within West End
- Great investment opportunity

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

£375,000

TENURE

Freehold