



2 Pages Cottages Allington, SP4 0BP

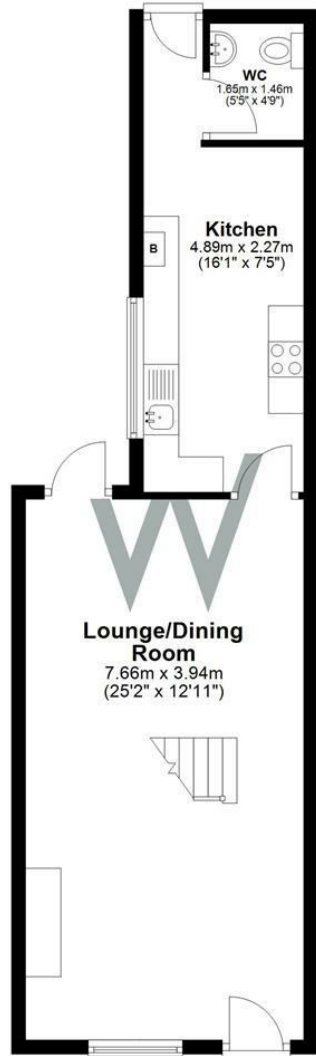
£1,200 PCM

A fully restored and modernized two-bedroom house featuring a new kitchen, bathroom, carpets, and fresh paint throughout. The spacious lounge/dining room boasts a decorative fireplace and a large glass patio door that opens onto the lower section of the garden. The brand-new kitchen comes with new flooring, a ceramic electric hob, and an electric oven. In addition, there is a raised dining area with extra workspace and room for a washing machine or dishwasher. At the rear of the ground floor, there is a downstairs WC with plumbing for a washing machine or tumble dryer, designed to fit as per your preference.

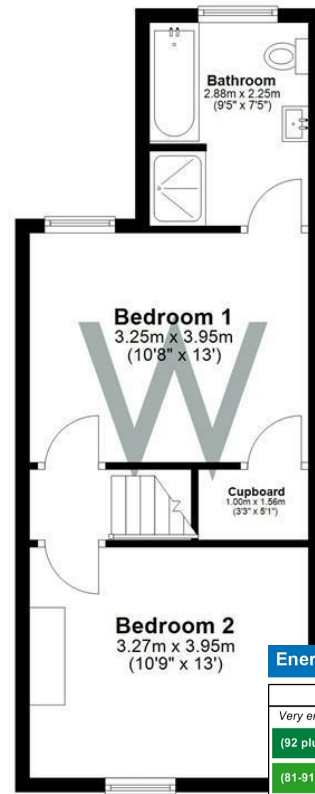
The upper floor consists of a large double front bedroom with a bedside light switch. The master bedroom, located at the rear of the property, features a large window overlooking the garden, a spacious built-in wardrobe with hanging rails and lighting, as well as a newly fitted ensuite/family bathroom. The bathroom includes a large thermostatic shower (with a shower screen to be fitted before the tenancy begins), a full-sized bath, and a good-sized window for natural light.

The property benefits from gas central heating powered by a new boiler. Outside, there is a small patio area at the front of the property for convenient bin storage. The rear garden includes a large patio terrace with brick steps leading up to a spacious lawn. Additionally, there is a lockable brick-built shed with electricity, lighting, and permanent workbenches halfway up the garden.

**Ground Floor**  
Approx. 45.7 sq. metres (491.9 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	
England & Wales		EU Directive 2002/91/EC	

**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
www.hwwhite.co.uk  
residential-sales@hwwhite.co.uk

