



sparks ellison

# 3 Pitmore Road, Allbrook, SO50 4NE

£425,000

Three bedroom detached bungalow situated in the popular residential district of Allbrook. The property briefly comprises 16' sitting room, newly fitted 12' kitchen, family bathroom and en-suite to master bedroom accompanied by three generous well proportioned bedrooms. Externally the property enjoys a generous frontage with off road parking, carport leading to single garage and an enclosed rear garden.

## ACCOMMODATION

### Hallway:

Full height storage cupboard.

### Sitting Room:

16'7" x 11'9" (5.05m x 3.58m) Laminate wood flooring.

### Kitchen:

12'5" x 11'1" (3.78m x 3.38m) Door leading to garden, newly fitted matching base and eye level units with sink, contrasting work surfaces, concealed washing machine, built in electric oven, electric hob and extractor over, built in dishwasher space for table and chairs.

### Bedroom 1:

12'5" x 10'9" max(3.78m x 3.28m max)

### En-suite:

Recently installed with enclosed shower cubicle with twin heads, wash hand basin, w.c., extractor fan, vanity mirror.

### Bedroom 2:

9'2" x 8'9" (2.79m x 2.67m)

### Bedroom 3:

10'9" x 7'2" (3.28m x 2.18m)

### Bathroom:

8'5" x 5'6" (2.57m x 1.68m) Modern white suite comprising panel enclosed bath, vanity wash hand basin and matching WC, tiled walls and floor, chrome towel radiator.

## OUTSIDE

### Front:

Off road parking which leads to the car port and garage. Area laid with lawn and carefully planted borders.

### Rear Garden:

Measures approximately 43' x 28' is mainly laid to lawn and enclosed with wooden

fencing with concrete posts, raised wooden decking area ideal for external dining area.

### Garage:

18'9" x 7'9" (5.72m x 2.36m) Up and over door and window to side elevation. Light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1960's

### Approximate Area:

75.5sqm/813sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with light connected

### Infant/Junior School:

Otterbourne Primary School

### Secondary School:

Thornden Secondary School

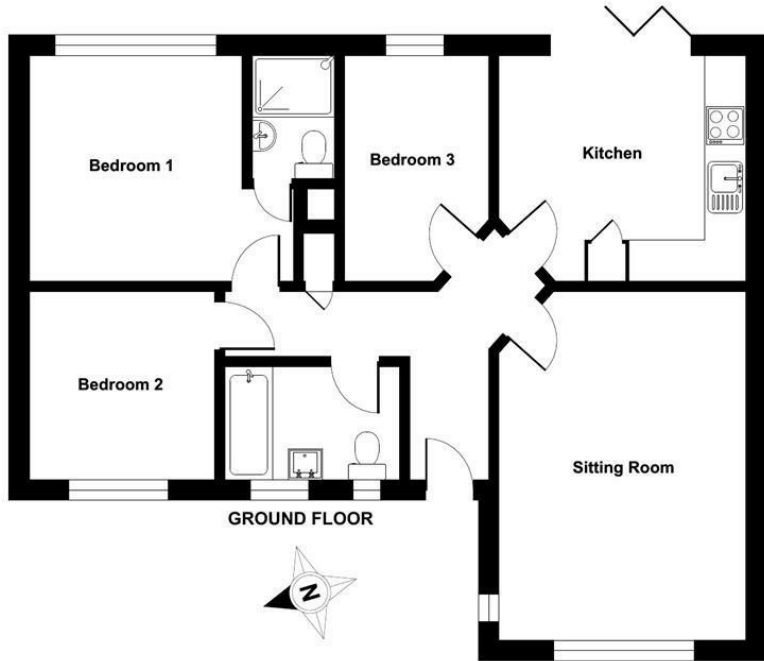
### Council Tax:

Band D

### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 813 sq ft / 75.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1094906

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