



87 Provene Gardens
Southampton, SO32 2RW

£265,000 Council Tax Band C



Tullys

87 Provene Gardens

Southampton, SO32 2RW

*** NO FORWARD CHAIN *** *** QUIET CUL-DE-SAC LOCATION *** *** PERFECT FIRST PURCHASE ***

*** VACANT POSSESSION *** OFF ROAD PARKING FOR 2 CARS *** *** GARDEN WITH PEDESTRIAN ACCESS ***

Nestled in the charming Provene Gardens of Waltham Chase, this delightful end of terrace house offers a perfect blend of comfort and convenience.

The house boasts two bedrooms, providing ample space for a small family. This property would be equally suited to an investor.

Provene Gardens is tucked away, making it an excellent location for families and individuals alike. With local amenities and transport links nearby, this property not only offers a comfortable living space but also the convenience of easy access to the wider Southampton area.

This end of terrace house is a fantastic opportunity for anyone seeking a charming home in a desirable location. Offered for sale with **NO FORWARD CHAIN** and **VACANT POSSESSION**. Don't miss the chance to make this lovely property your own.

LOUNGE

15'7" x 11'7" (4.75m x 3.53m)

Front door into lounge, stairs rising to the first floor, Double Glazed Georgian style windows to the front aspect, door to the kitchen, two storage heaters.

KITCHEN

11'6" x 5'9" (3.51m x 1.75m)

Textured ceiling, Double Glazed Georgian style window to the rear aspect, part Double Glazed door to the rear aspect, range of wall, base and drawer units, stainless steel sink with mixer tap, space for a fridge/freezer, integrated electric oven, hob and extractor fan, space and plumbing for a washing machine, wall mounted panel heater, wooden style flooring.





FIRST FLOOR LANDING

Doors to all rooms, loft access.

BEDROOM ONE

11'5" to front of wardrobes x 9'8" (3.48m to front of wardrobes x 2.95m)

Textured ceiling, Double Glazed Georgian style window to the front aspect, wall mounted panel heater, range of built in wardrobes, airing cupboard housing water tank.

BEDROOM TWO

10'9" x 5'6" (3.28m x 1.68m)

Textured ceiling, loft hatch access, Double Glazed Georgian style window to the rear aspect, wall mounted panel heater.

BATHROOM

5'8" x 5'5" (1.73m x 1.65m)

Textured ceiling, Double Glazed, obscured glass window to the rear aspect, panel enclosed bath with mixer shower over and glass screen, low flush w/c, pedestal wash hand basin, towel rail, tiled walls.

GARDEN

Fence and brick wall enclosed rear garden with gate providing pedestrian access. Garden laid to patio and lawn with decorative planted borders, summerhouse to remain, outside tap.

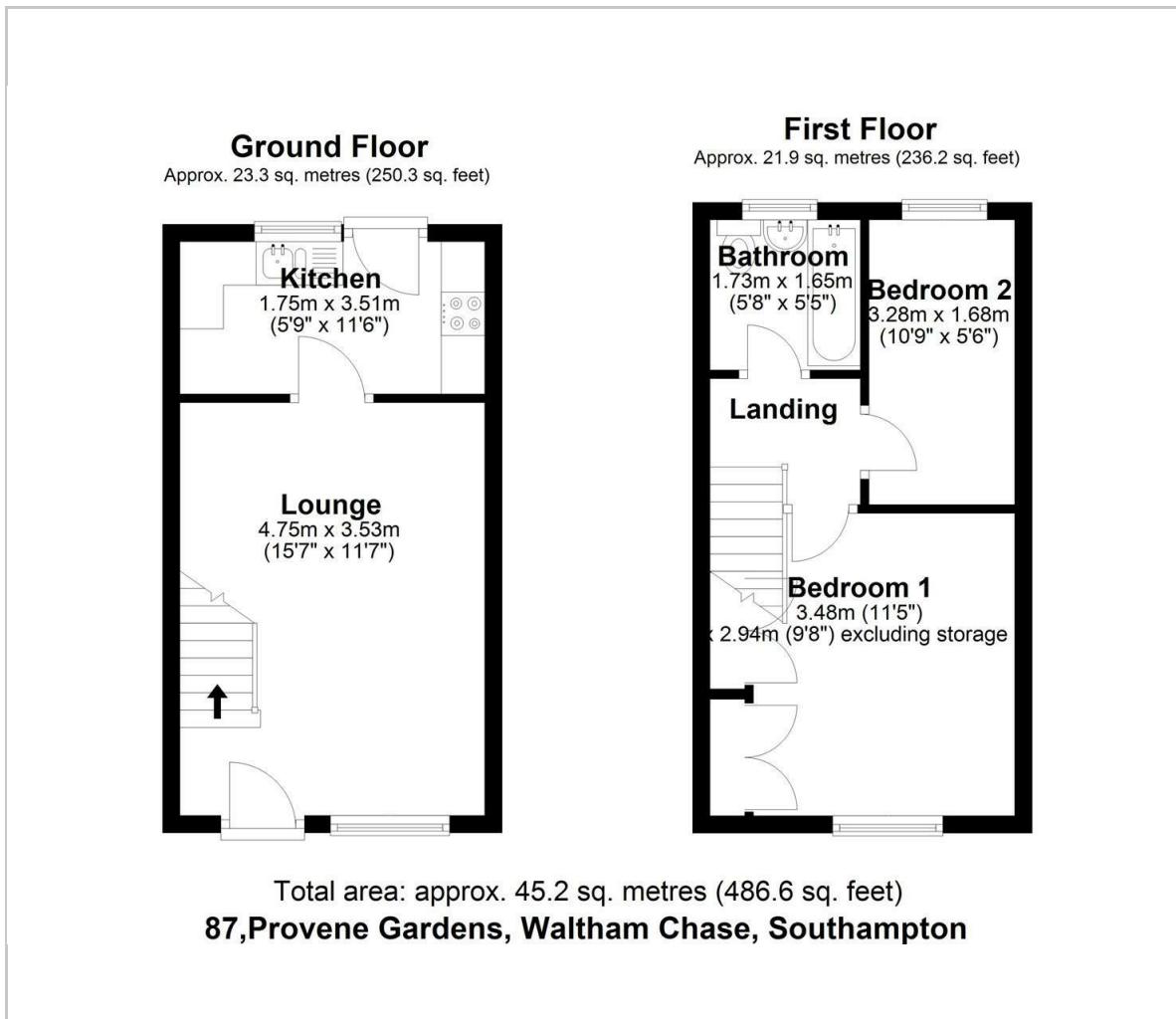
AGENTS NOTE

TENURE: Freehold

COUNCIL TAX BAND: C

Please note that the vendor of this property is an associate of the selling agents and a declaration is made under the meaning of the Estate Agents Act 1979.

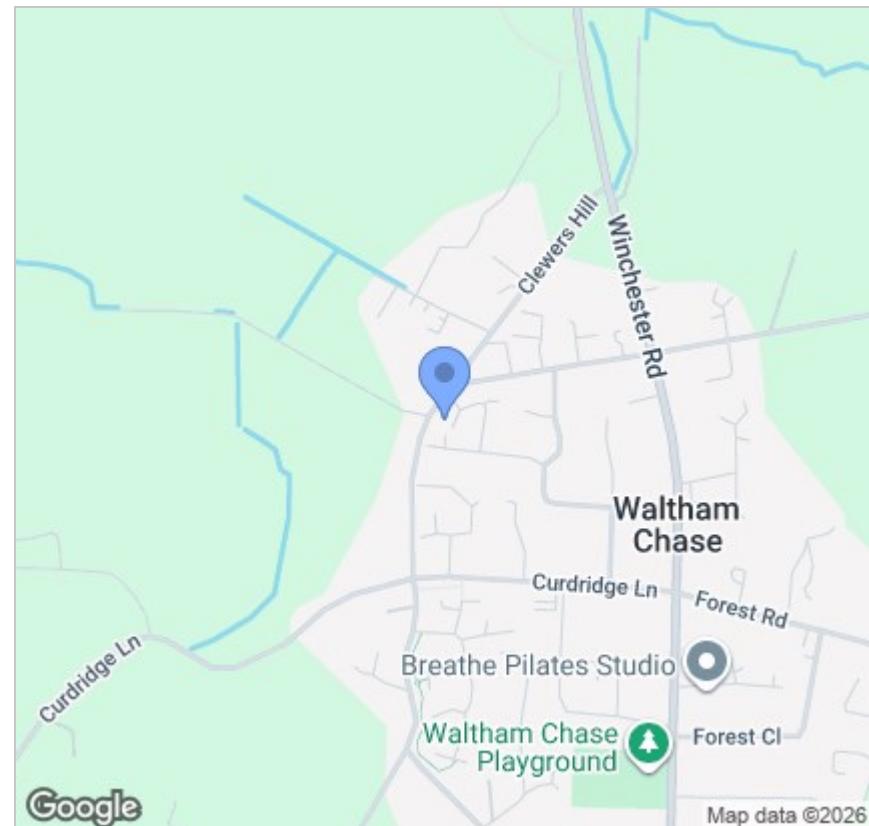
Floor Plan



Viewing

Please contact our Southsea Office on 023 9273 2241
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			