



6 Franklyn Close, Waltham Chase - SO32 2FH

In Excess of £335,000

WHITE & GUARD

6 Franklyn Close

Waltham Chase, Southampton

INTRODUCTION

Set within a quiet development within the heart of the village, this beautifully presented come comes with the additional benefit of a driveway providing ample parking and attractive, well cared for rear garden. On the ground floor the house has a lovely light and airy sitting room, modern kitchen/dining room with a bay window that overlooks the front of the house and cloakroom. On the first floor there are then two double bedrooms and modern bathroom with the property also being beautifully presented throughout. Due to both it's great location and the accommodation on offer, an early viewing is certainly a must.

LOCATION

The property benefits from being within walking distance of the village school, shop, post office, church, and recreation ground. The neighbouring villages of Bishop's Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN DINING
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- ATTRACTIVE GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





INSIDE

The house is approached via a pathway that leads up to a double glazed front door which then in turn leads through to the inviting entrance hall. There are stairs leading to the first floor, light wood effect flooring and a door to one through to the modern downstairs cloakroom. The sitting room, which is a lovely bright room, again has light wood effect flooring, a window to the side, TV and various power points with a set of patio doors that lead out onto the rear patio. The kitchen/dining room has a bay window to the front whilst the kitchen is fitted range of modern units and has a built in double over and further appliance space. A cupboard to one side of the room provides useful storage space.

On the first floor landing there is access to the loft and a door that then leads through to the master bedroom that has two windows to the front and a further window to the side along with built in wardrobes to one wall. Bedroom two, also a double room, is also a lovely dual aspect room with windows to the rear, overlooking the garden and side. The bathroom is fitted with a modern suite comprising a panelled bath with shower over, matching wash hand basin and low level wc, with the room also being fully tiled and having spotlights.

OUTSIDE

To the front of the house there is a brick block paved driveway with side gate that leads through to the rear garden which is well cared for and has a patio, leaving the rest of the garden laid to lawn with planted borders, there is also a shed to one corner of the garden that also provides useful storage.



Agent note Estate management charge £179.00 per annum.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 34-52 Mbps download speed 5 - 8 Mbps upload speed. This is based on information provided by Openreach

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Disclaimer

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