



43 Provene Gardens, Waltham Chase - SO32 2LE

In Excess of £350,000

WHITE & GUARD

43 Provene Gardens

Waltham Chase, Southampton

INTRODUCTION

Set within a quiet road in Waltham Chase this well presented three bedroom semi-detached home offers a driveway capable of accommodating at least four vehicles. Presented in good decorative order throughout the house showcases a kitchen breakfast room with adjoining family room with glass roof. Further ground floor accommodation includes a lounge dining room and cloakroom. Across the first floor are three bedrooms and modern re-fitted shower room. The landscaped rear garden has been tastefully designed and even has a "Gin Shed"!

LOCATION

The village of Waltham Chase benefits from a popular junior school, has its own Methodist Church, village store, pub and recreation ground, with the neighbouring market town of Bishops Waltham also being close by, as is Botley and its 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 TAX BAND C
- EPC RATING C
- FREEHOLD
- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- KITCHEN BREAKFAST ROOM
- LOUNGE DINING ROOM
- MODERN REFITTED SHOWER ROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARK FOR SEVERAL VEHICLES





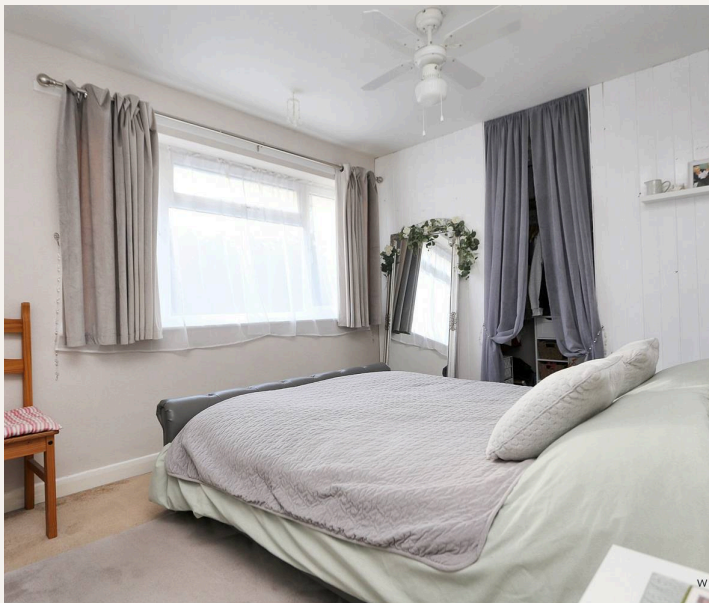
INSIDE

A double glazed front door to a side of the house opens into the entrance hall which is laid to wood parquet flooring and has stairs leading to the first floor. A door leads to a conveniently positioned cloakroom that has a WC, wall mounted wash hand basin and a double glazed window to the side aspect. A sizeable lounge dining room is set at the front of the house, the well presented room has a feature box bay window to the front elevation and fitted storage. Spanning across the rear of the property is kitchen dining room which comprises a range of base units with fitted oak work surfaces over which incorporate an inset stainless steel sink and drainer, fitted gas hob and space for an electric oven. Space and plumbing is provided for a washing machine, dishwasher and an American style fridge freezer. A further fitted oak countertop provides breakfast bar seating. The kitchen extends through into the family room which has a glazed roof allowing for plenty of natural light and door leads out to the garden.

The first floor landing provides access to the loft space and all principal accommodation. The main bedroom is set at the back of the property and has a double glazed window to the rear and a opening leads to an extensive range of wardrobe storage. Bedroom two, also a double bedroom provides space for freestanding bedroom furniture, while bedroom three is a well-proportioned single room. The re-fitted shower room is beautifully appointed and has an enclosed shower cubicle, WC, fitted work tops incorporating an inset WC and wash hand basin, heated towel rail and further high gloss wall and base storage cupboards.

OUTSIDE

To the front of the house a dropped kerb provides vehicular access to a good size driveway along one side, while to the front of the property a shingled area provides further off road parking. The enclosed rear garden has a raised patio and shingled seating area. To one side are two large timber sheds with power and lighting one of which has been tastefully adapted to a summer house / gin shed.



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 - Up to 76* Mbps download speed Up to 15* Mbps upload speed. This is a part-fibre connection.

Copper Broadband Up to 21* Mbps download speed Up to 1* Mbps upload speed.

This is based on information from Openreach.

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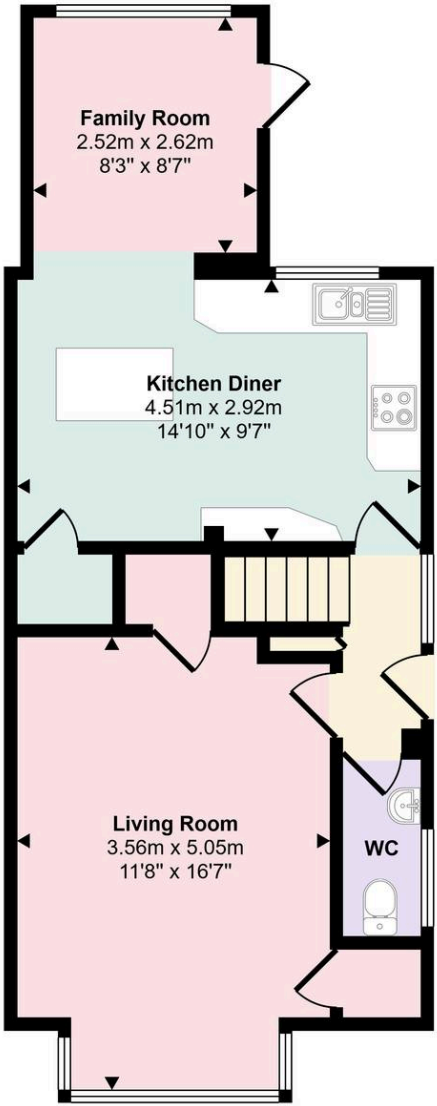
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Disclaimer

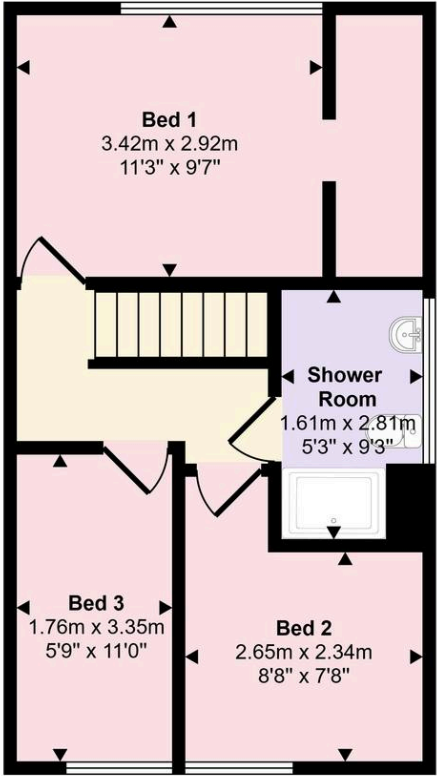
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
85 sq m / 911 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.