



53a Provene Gardens, Waltham Chase - SO32 2RW
£275,000

WHITE & GUARD

53a Provene Gardens

Waltham Chase, Southampton

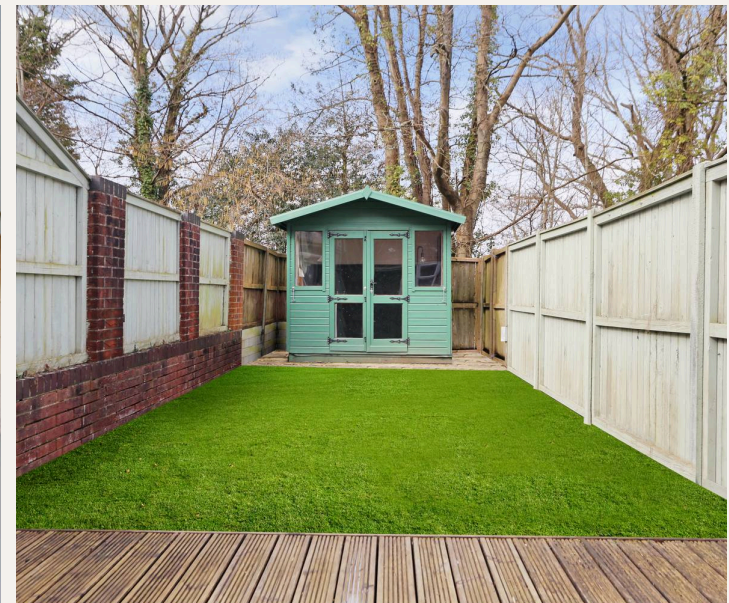
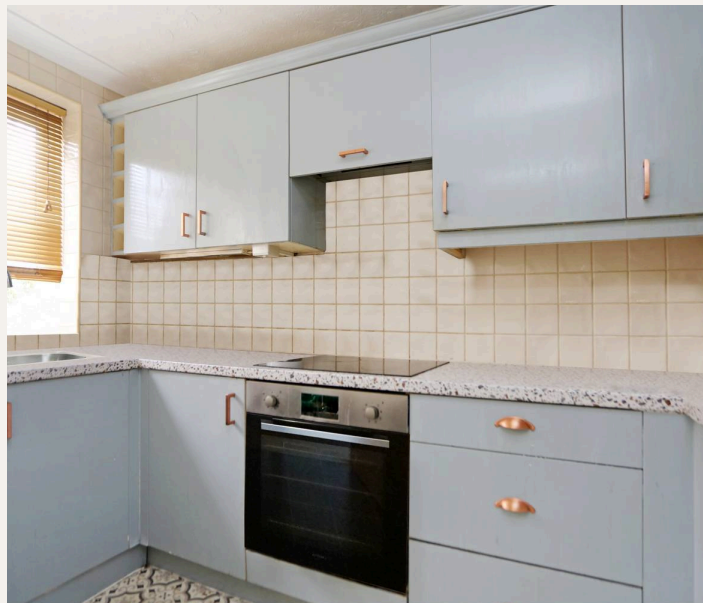
INTRODUCTION

Set within a quite cul-de-sac this well proportioned end of terrace homes comes with an attractive garden with summerhouse which is currently used as an office. Internally the house has a kitchen and lovely bright lounge/diner on the ground floor with two double bedrooms and modern bathroom on the first floor. The house can also be offered with no forward chain and has two allocated parking spaces to the front of the property. To fully appreciate both the accommodation on offer in addition to its super location, an early viewing is certainly a must.

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 BAND C
- EPC RATING D
- FREEHOLD
- TWO BEDROOM END OF TERRACED HOME
- LOUNGE/DINER
- ATTRACTIVE REAR GARDEN





INSIDE

The house is approached via a pathway leading to a double-glazed front door that takes you directly into the entrance hall. From the hall stairs then lead to the first floor with a door to the side leading into the kitchen. This room has a window to the front and is fitted with a range of wall and base units, has a built in electric oven, fridge and freezer as well as plumbing and space for a washing machine with the room also having complimentary tiling. The house then has a lovely bright lounge/diner that has a double glazed door leading out onto the patio with full height double glazed windows to either side. The main focal point of the room is then the modern electric fireplace with Oak mantle above.

On the first floor landing there is access to the loft and a door leading through to the master bedroom that overlooks the rear garden and has wooden panelling along one wall. Bedroom two, again a double room overlooks the front of the house and enjoys pleasant views over the village due to the house being on a relatively elevated position. The bathroom has a panelled bath with shower above, wash hand basin and low level WC along with complimentary tiling.

OUTSIDE

The front garden is lawned with a picket fence whilst to the rear the garden has a decked patio, leaving the garden mainly laid to astro turf with a lovely summerhouse towards the end that the current owners use as an office. There are two allocated parking spaces to the front of the property. The house would make an ideal first time purchase or rental home as the demand for such a property locally would be exceptionally good.



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 : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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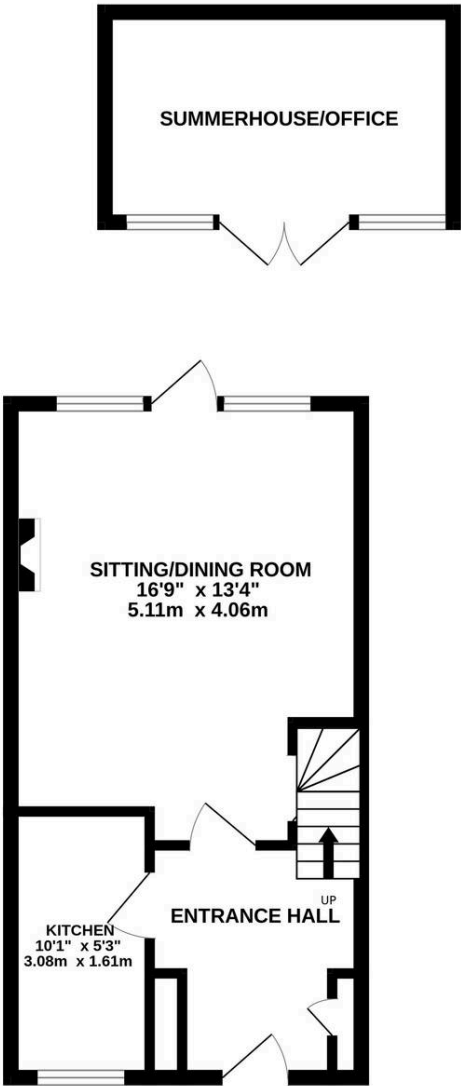
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Disclaimer

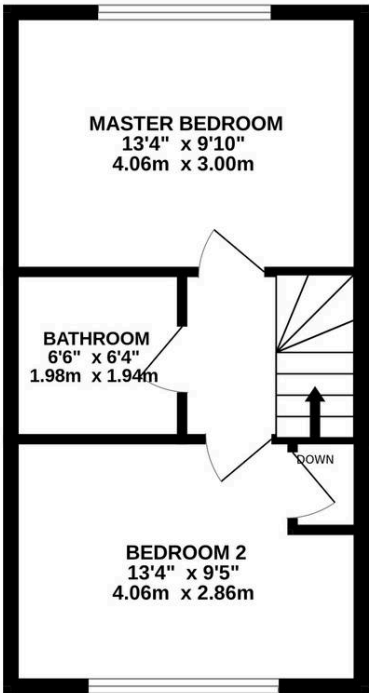
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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