



66 Provene Gardens  
Waltham Chase  
Southampton  
Hampshire  
SO32 2LE





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£250,000

#### INTRODUCTION

Situated within a quite a cul-de-sac, this well-presented two bedroom mid-terraced home is located within the heart of Waltham Chase and therefore is within a short walk of the local shop and village pub. Accommodation comprises a 22ft open plan living room/kitchen on the ground floor with two bedrooms and bathroom on the first floor. Additional benefits include enclosed rear garden and off road parking.

To fully appreciate both the location and the accommodation on offer, an early viewing truly is a must.





### LOCATION

The house also benefits from being only a short walk away from Waltham Chase's popular primary school, its church, pub, village store 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.

### INSIDE

The property is approached via the pathway leading to the front door which has a covered entrance. The front door opens into the 22ft open plan living room/kitchen which is a light and airy double aspect room with a window to both the front and rear of the property and doors opening out to the rear garden. The kitchen itself can be found to the rear of the property and has been refurbished by the current owner and is fitted with a range of matching wall and base units, cupboards and drawers under and work tops over. There is a butler sink, integrated electric oven and an electric hob with extractor over, integrated fridge/freezer, washing machine and dishwasher.



On the first-floor landing there is storage cupboard and doors leading to both bedrooms and the bathroom. The master bedroom has a window overlooking the front aspect whilst bedroom two has a window overlooking the rear garden. The bathroom comprises of a panelled bath, vanity wash hand basin, low level wc and complementary tiling.

### OUTSIDE

To the front of the property there is a small garden with a pathway leading to the front door. The rear garden has a decked seating area, leaving the rest of the garden mainly laid to lawn with artificial grass and is fence panel enclosed. Additional benefits include an allocated parking space.

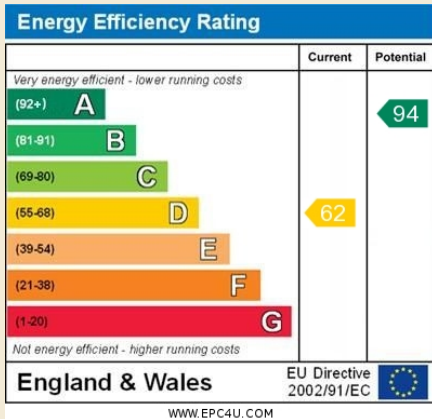


#### SERVICES

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

#### COUNCIL TAX

Winchester City Council - Band C



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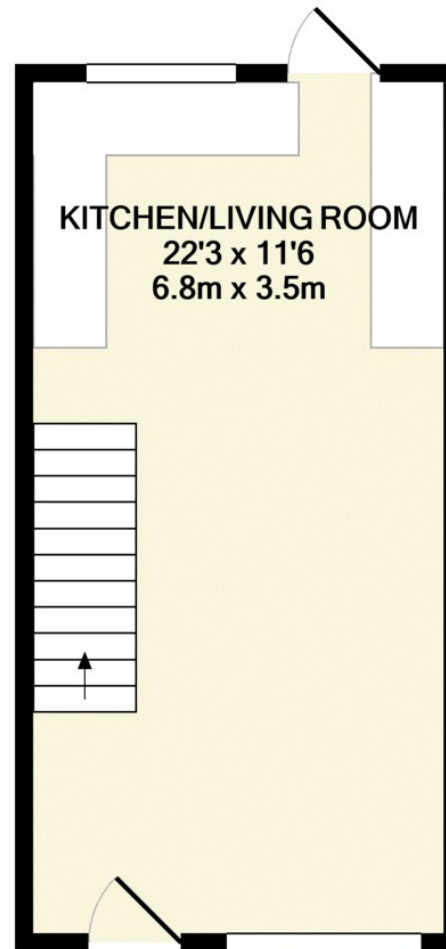
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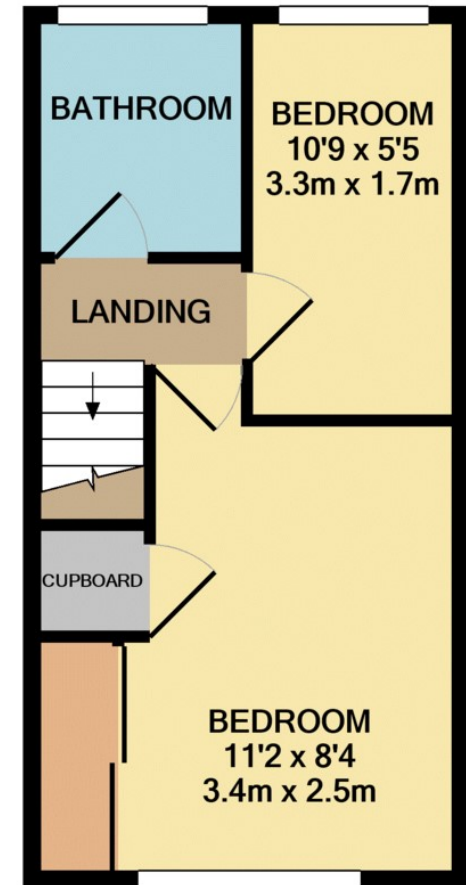
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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