



40 Provene Gardens, Waltham Chase - SO32 2LE

In Excess of £300,000

WHITE & GUARD

# 40 Provene Gardens

## Waltham Chase, Southampton

### INTRODUCTION

Situated in a desirable residential setting, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to personalise and add value. Offered with no forward chain, the property is ideal for first-time buyers, growing families, or investors seeking a well-located home with scope for improvement. With generous living space and exciting potential to reconfigure, this is a property ready to be transformed into a modern family home.

### LOCATION

Located in the sought-after village of Waltham Chase, near Southampton, the property enjoys a peaceful, community-focused setting while remaining well connected. Local amenities, schools, and countryside walks are all within easy reach, making it ideal for families and those seeking a balance between rural charm and convenience. Nearby transport links provide straightforward access to Southampton, Portsmouth, and beyond.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- THREE BEDROOM SEMI DETACHED HOME
- NO FORWARD CHAIN
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- CONSERVATORY
- MODERN KITCHEN
- POTENTIAL FOR REDEVELOPMENT, SUBJECT TO PLANNING
- FRONT AND REAR GARDEN
- GARAGE IN A SEPARATE BLOCK





#### INSIDE

The accommodation is clean, well maintained, and offers a practical layout with excellent potential for modernisation. Upon entering, you are welcomed into a spacious hallway leading to a comfortable lounge and a separate dining room, perfect for family living and entertaining.

The kitchen sits to the rear, with access into a useful extension that could be adapted to suit a variety of needs. A downstairs WC adds convenience.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom.

A particular highlight is the scope to reconfigure the ground floor, with the potential to create a stylish open-plan kitchen/dining/living space (subject to any necessary consents), perfectly suited to contemporary living.

#### OUTSIDE

At the front, you'll find a lovely garden that adds a welcoming touch to the property. The rear garden is private and enclosed, making it a great spot to relax, entertain friends, or enjoy family time.

A separate garage is located nearby, with parking available directly in front, providing both convenience and practicality.



**SERVICES:**

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

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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**ANTI-MONEY LAUNDERING REGULATIONS**

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

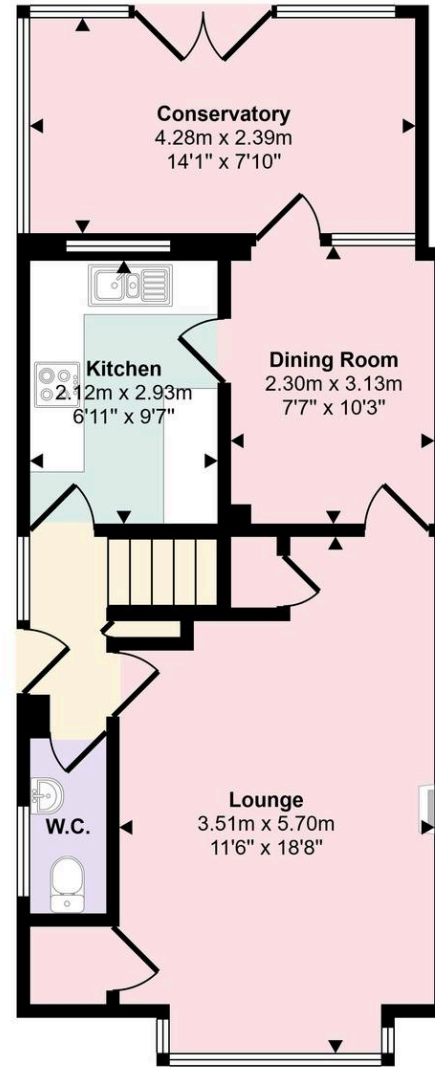
**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

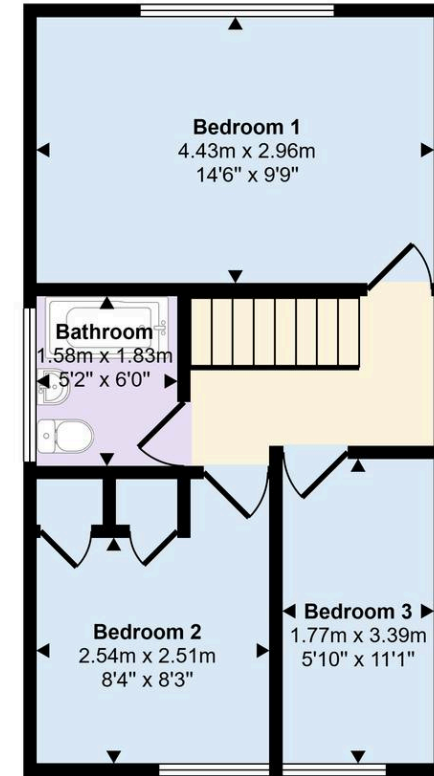
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**Approx Gross Internal Area  
87 sq m / 936 sq ft**



**Ground Floor  
Approx 50 sq m / 539 sq ft**



**First Floor  
Approx 37 sq m / 396 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.