



29 Chase Farm Close, Waltham Chase - SO32 2UB  
£315,000

WHITE & GUARD

# 29 Chase Farm Close

## Waltham Chase, Southampton

### INTRODUCTION

Situated in a quiet cul-de-sac in Waltham Chase, this well-presented two-bedroom end-of-terrace home is offered for sale with no forward chain. The property benefits from an attached garage and driveway parking and features a spacious 16ft lounge/dining room alongside a modern fitted kitchen. To the first floor are two generous double bedrooms and a contemporary family bathroom suite. Externally, the enclosed low-maintenance rear garden is laid to paving and enjoys convenient side pedestrian access. Ideal for a wide range of buyers, early viewing of this attractive home is highly recommended.

### 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 Bishops 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
- NO FORWARD CHAIN
- TWO BEDROOM END OF TERRACE HOME
- 16FT LOUNGE / DINING ROOM
- MODERN KITCHEN
- LOW MAINTENANCE REAR
- GARAGE AND DRIVEWAY





## INSIDE

A double glazed front door opens into a well presented entrance hall which is laid to wood effect flooring, a door way leads through to a well appointed fitted kitchen. The kitchen itself comprises, a matching range of wall and base with fitted work surfaces over which incorporate an inset stainless steel sink and drainer and space for a freestanding cooker. Furthermore, space and plumbing is provided for a washing machine and fridge freezer. The principal living space is set at the rear of the house and forms a spacious lounge dining room presented in good cosmetic order. The room is laid to wood effect flooring, has recessed spot lighting and a door opens to the rear garden. Stairs lead from the living space to the first floor landing, which provides access to all accommodation, an airing cupboard and loft access. Both bedrooms are double rooms, with bedroom one benefitting from a fitted storage cupboard. Completing the first floor space is a well appointed bathroom suite, consisting of a panel enclosed bath with electric shower over and fitted shower screen, inset WC and wash hand basin and heated towel rail.

## OUTSIDE

To the front of the property a dropped provides vehicular access to the driveway and in turn leads to 15ft 9 garage which is accessed via an up and over door, has power and lighting and a door to one side opens to the garden. Enclosed by wood panel fencing, the low maintenance garden is laid to Indian sandstone paving and has a covered pergola extending from the rear of the house.

## 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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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.

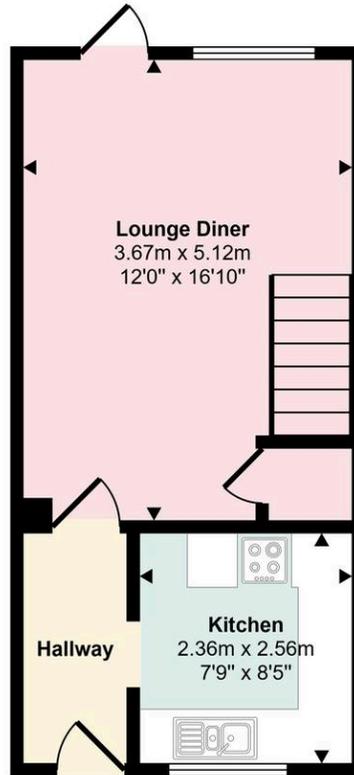
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels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

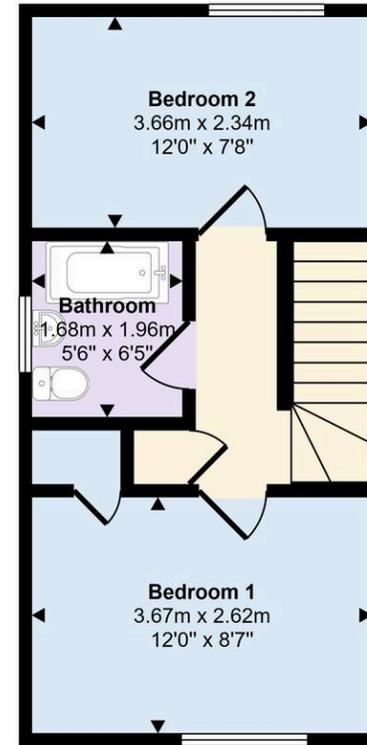
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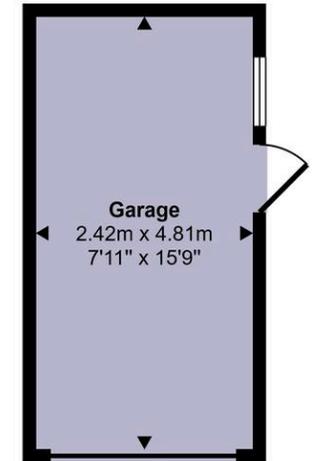
Approx Gross Internal Area  
70 sq m / 749 sq ft



Ground Floor  
Approx 29 sq m / 309 sq ft



First Floor  
Approx 29 sq m / 315 sq ft



Garage  
Approx 12 sq m / 126 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.