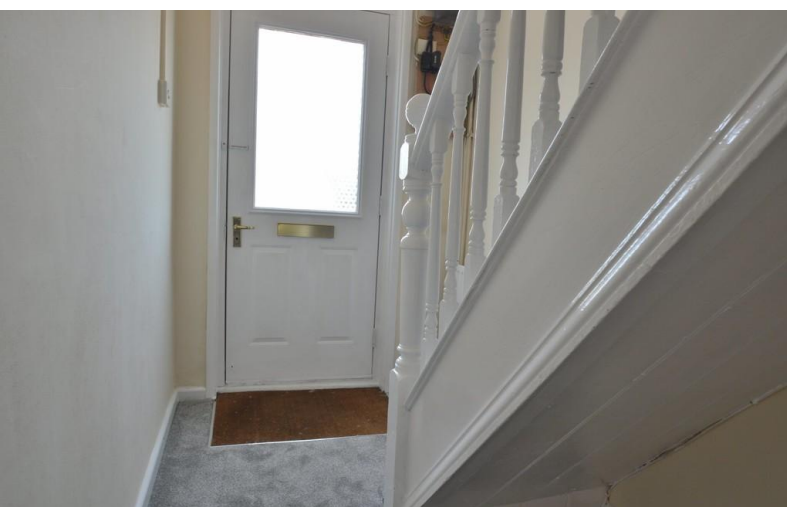


**TO LET**



**Winchester Road, Waltham Chase**

**2 Bedrooms, 2 Bathroom, Semi-detached**

**£1,250 pcm**



## Winchester Road, Waltham Chase

Semi-detached,  
2 bedroom, 2 bathroom

£1,250 pcm

Date available: Available Now

Deposit: £1,442.30

Unfurnished

Council Tax band: C

- Available Now
- 2 Bedrooms
- Feature fire place
- Two receptions
- Two bathrooms
- Rear enclosed garden
- Two parking spaces

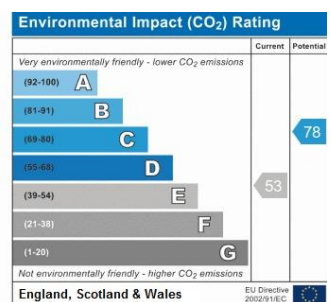
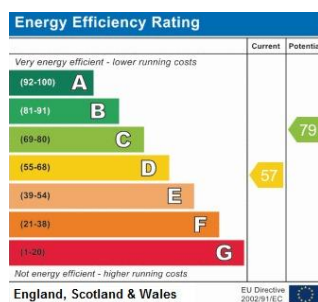
Lovely property carpeted throughout large 2 bedroom house in Waltham Chase with Victorian features. Rear garden and parking for two cars.

**ENTRANCE** Gravel driveway, Front panel door and pathway to side access.

**HALL** 11'1" x 4'10" Neutral décor, grey carpets. White spindle staircase. Under stairs carpets. Stain glass window. Through to dining room.

**LOUNGE** 14'8" x 10'10" Neutral décor, grey carpets, iron hearth and mantle (ornamental only) Bay window with curtain rails. TV aerial, smoke alarm. Four shade ceiling light, archway through to:-

**DINING ROOM** 16'1" x 10'10" Neutral décor and grey carpets. Stain glass window through to hallway. Window to side aspect. Five shade ceiling light four





double wall lights. Dimmer switches Iron fire place mantle and hearth. Telephone and tv aerial points. Doors to kitchen and rear garden and patio.

KITCHEN 9'05" x 8'10" Neutral décor. Range of wall and base units, tiled flooring. Freestanding gas cooker and extractor hood. Space and plumbing for washing machine. Double sink with mono tap. Downlighting under cupboards Upvc door to patio and garden. Through door to boiler room.

BOILER ROOM Useful storage area. Through door to downstairs bathroom.

BATHROOM 6'06" x 5'4" White suite comprising a low level WC with a wooden toilet seat, hand basin and bath. Includes small mirrored cabinet and wooden towel rail. Vinyl flooring.

SHOWER ROOM 7'7" x 5'11" White suite comprising of low level WC, under sink vanity unit, hand basin with gold effect taps, glass shelves with gold fittings, gold effect towel rail and gold effect toilet roll holder. Shaver and light switch. Obscured glass window to rear aspect. New shower cubicle with thermostatic shower. Vinyl flooring.

LANDING Neutral décor grey carpets, loft hatch and smoke alarm. Window to side aspect.



BEDROOM 1 16'3" x 14' 07" Neutral décor, grey carpets, ornamental fireplace. Large window and additional window to front aspect. TV aerial and telephone point.

BEDROOM 2 10'11" x 10'1" Neutral décor, grey carpets, TV aerial, window to rear. Ornamental fireplace.

OUTSIDE

REAR Garden – Approached via side access. Fully secure, patio area with lawn and shingle areas.

PARKING

Shingle driveway with two spaces.

OTHER INFORMATION.

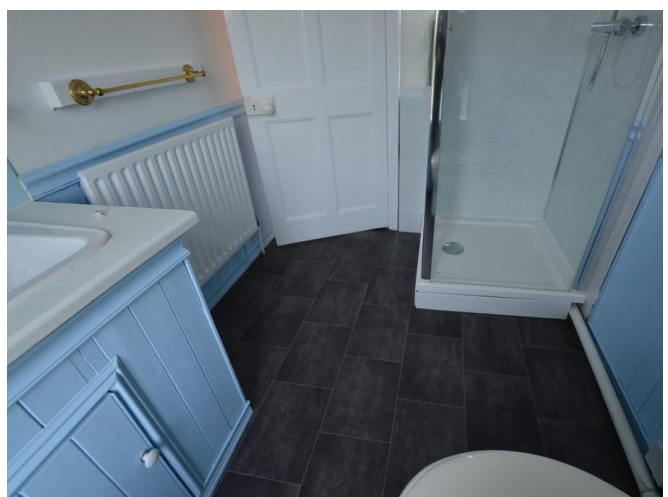
Telephone points: Yes

Sky Point No

Broadband - subject to connection

Terrestrial TV aerial Yes

Smoke alarms Yes



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# 02380 390012



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.