



Franklyn Close, Waltham Chase, Southampton, Hampshire, SO32 2FH



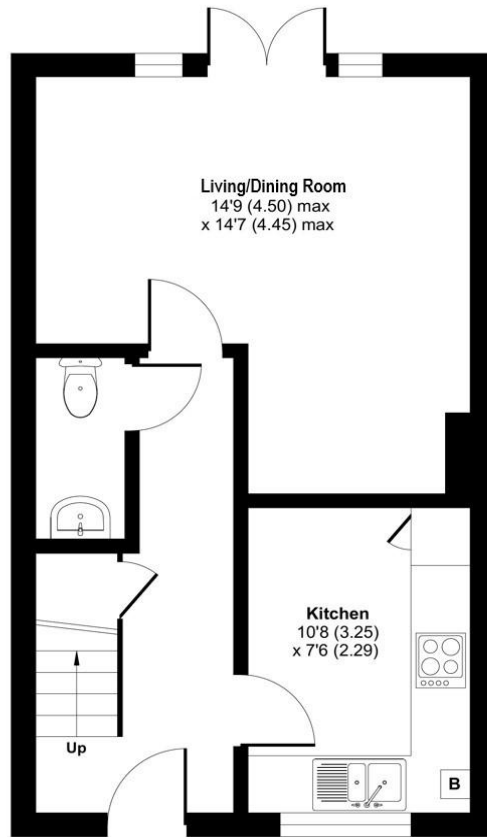
ACCOMMODATION

A modern cottage style two-bedroom home set in a quiet and attractive mews development. This very well-presented house is set just off Bull Lane in Waltham Chase, within easy reach of the nearby towns of Wickham and Bishops Waltham. The accommodation comprises an entrance hall with cloakroom, a fitted kitchen, and a good size living/dining room with French doors to the garden. Upstairs are two double size bedrooms and a modern bathroom suite in between. The rear garden is enclosed with lawn and patio, and there is allocated parking on the block paved forecourt at the end of the terrace.

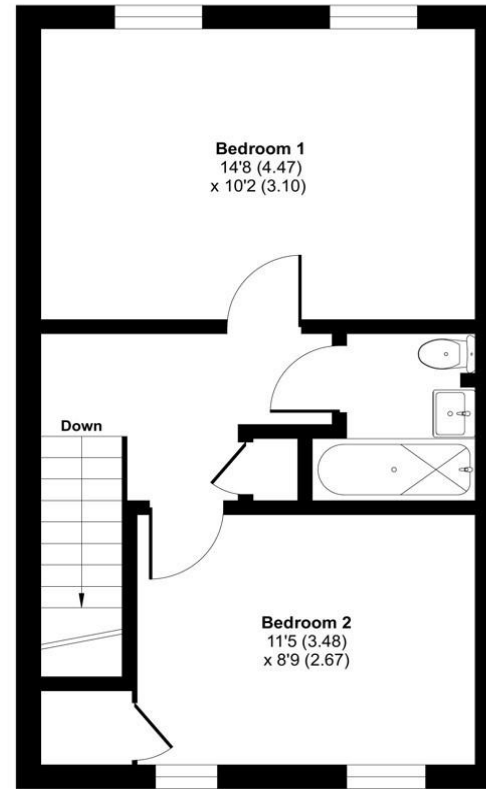


Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1042494



SITUATION

Waltham Chase is a delightful village in South Hampshire. It has a primary school, village stores, a village hall, a church and a pub. There is a park area and a recreation ground. Hedge End and Botley are nearby and Winchester and Southampton are within an easy drive. Local communications are the A32, A334 and M27. There are railway stations at both Botley and Hedge End.



SPECIFICATION

- Modern terraced house
- Two double bedrooms
- Lovely mews style development
- Private rear garden
- Allocated parking
- Good size living/dining room
- Modern fitted kitchen

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £299,000

TENURE

Freehold

Agent Note: Rentcharge in place