

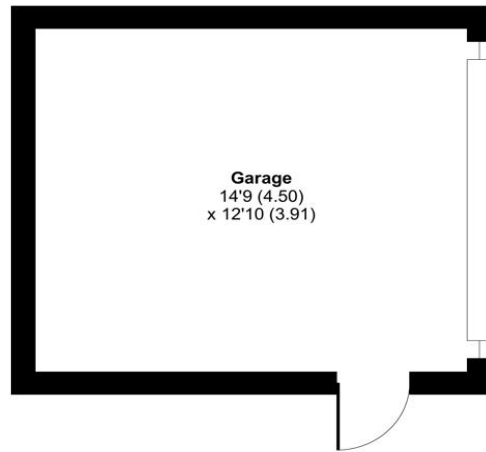


Provene Gardens, Waltham Chase, Hampshire, SO32 2RW

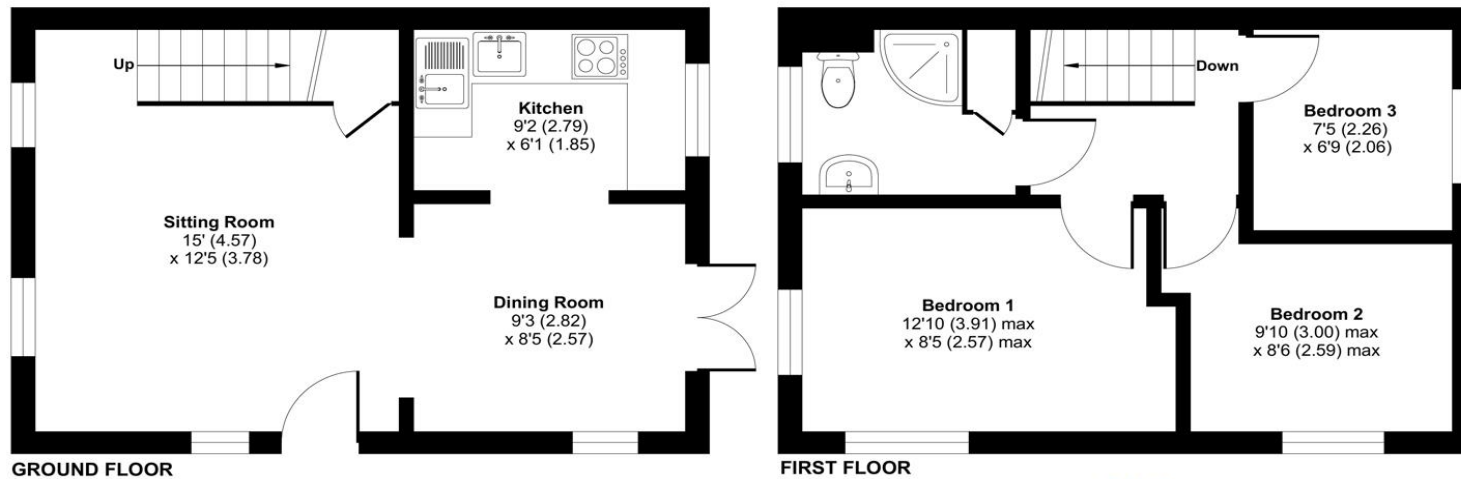


ACCOMMODATION

Tucked away at the end of a peaceful cul-de-sac, in the delightful village of Waltham Chase is this well-presented three-bedroom end of terrace home, with a garage, driveway for multiple cars, allocated parking and offering excellently proportioned family accommodation throughout. Recent improvements to the property include new windows and shutters, and a new shower room. The house is conveniently located within strolling distance of the local shops. The centrepiece is the open plan ground floor accommodation. The sitting room and dining area provide a dual aspect over the front and rear gardens. The contemporary kitchen includes a range of floor and wall-based units. The first floor offers three generous bedrooms, with the principal bedroom to the rear and the family shower room concluding the accommodation. Externally there is a delightful low maintenance rear garden, together with a garage displaying an automatic door and a driveway, providing off-road parking for multiple vehicles. The home is ideally placed for a growing family with access to the local schools and recreational facilities and plenty of countryside walks locally to enjoy.



Approximate Area = 670 sq ft / 62.2 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 860 sq ft / 79.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	48	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1090158



SITUATION

Waltham Chase is a village on the edge of The South Downs National Park, and only a short drive from the thriving city of Winchester with its many famous attractions and amenities. Waltham Chase benefits from a popular primary school, village store, public house, church and recreation ground with the pretty market towns of both Wickham and Bishop's Waltham also being close by, both of which offer a broad range of shops and amenities. Neighbouring Botley is also minutes away and has a mainline railway station, with both Southampton Airport and all main motorway access routes also being within easy reach. The thriving cities of Winchester and Southampton are both only a short drive away, offering many famous attractions and amenities.



SPECIFICATION

- Three-bedroom family home
- Quiet cul-de-sac position close to local amenities and schools
- Energy efficient air source heat pump
- Modern fitted kitchen
- Well-proportioned and open-plan living accommodation
- Garage and private parking for four cars

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - C

ASKING PRICE

£375,000

TENURE

Freehold