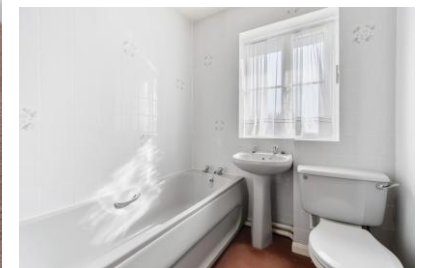




Provene Gardens, Waltham Chase, Southampton, Hampshire, SO32 2LE

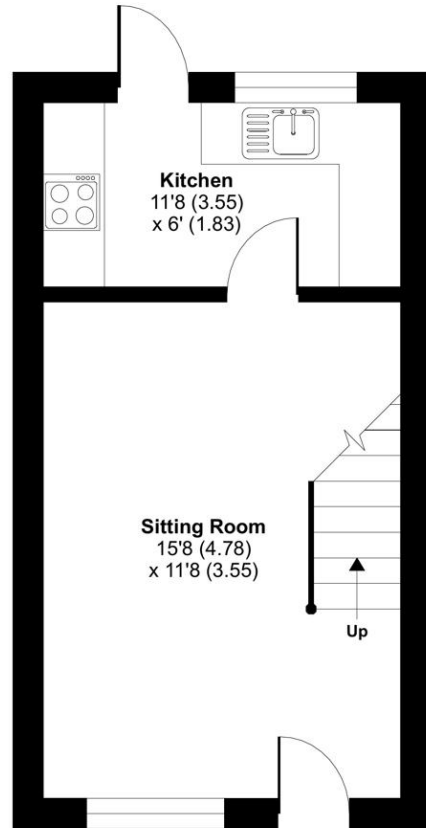


## ACCOMMODATION

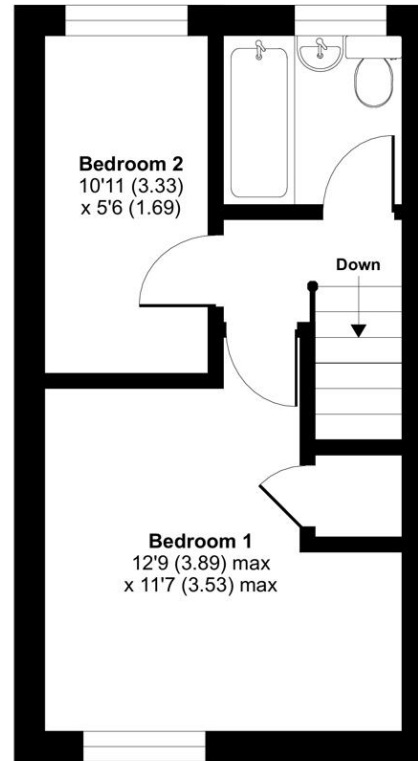
A charming, two-bedroom end of terrace house in the sought after location of Waltham Chase. Set in a quiet cul de sac the property offers a pretty front garden, a lovely light and spacious sitting room with access to the first floor and a modern kitchen overlooking the pleasant, sunny garden to the rear. Upstairs on the first floor you will find a good size double bedroom with built in wardrobes, as well as a large single bedroom and a modern bathroom. To the outside there is an enclosed rear garden, mainly laid to lawn, with parking to the front. The property is offered with no forward chain, making an ideal first purchase or rental investment.

Approximate Area = 528 sq ft / 49 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1269964



## SITUATION

The village of Waltham Chase in rural Hampshire has the convenience of the village centres of Bishops Waltham, Wickham, Swanmore and Curdridge nearby. There are good schools for all ages as well as recreation grounds, a Post Office, village stores and pubs. The nearby city of Winchester has a wider range of amenities, access to M3, M27 and most major road networks. The neighbouring village of Botley has mainline rail connections, just 15 minutes from Southampton Airport Parkway.



#### **SPECIFICATION**

- Two-bedroom terraced home
- Desirable and sought-after location
- Peaceful cul-de-sac setting
- Generously sized living room
- Private, enclosed rear garden

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**ASKING PRICE £275,000**

#### **TENURE**

Freehold