

Bourne  
ESTATE AGENTS



Petersfield, Hampshire

Asking Price £270,000

# Petersfield, Hampshire

Enter the property via a private ground floor entrance in to a hallway, where the stairs will take you straight to the first floor landing and bedroom two to the rear, which is a good sized double and has a roof top view. The shower room is a modern fitted suite finished to a very high standard. To the corner of the room is an enclosed glass cubicle with a power shower, a low level WC and storage unit with an inset wash hand basin. There is also a westerly aspect window and beautifully tiled walls and modern flooring.

To the front of this level, is the living area that has been redesigned to include the modern fitted kitchen in to an open plan style. The main living space has an airy feel with the window overlooking the front and a feature fireplace to the centre. Across the back of the room is a modern fitted kitchen with both wall and floor units. There are work surfaces with an inset sink drainer and an electric hob to the side. Under counter is a single electric oven and a integrated fridge freezer. A breakfast bar has been installed, to continue the modern theme. To the side of the room is the boiler cupboard with utility connections for the washing machine.

On the top floor is a loft style main bedroom and is a double aspect. The westerly facing rear window has further roof top views across the town and towards the church.

Parking is available within the courtyard to the rear of the building. We understand also, that there is potential to obtain additional parking via the Petersfield Social Club to the rear of the property, which may be available with membership of or agreement.

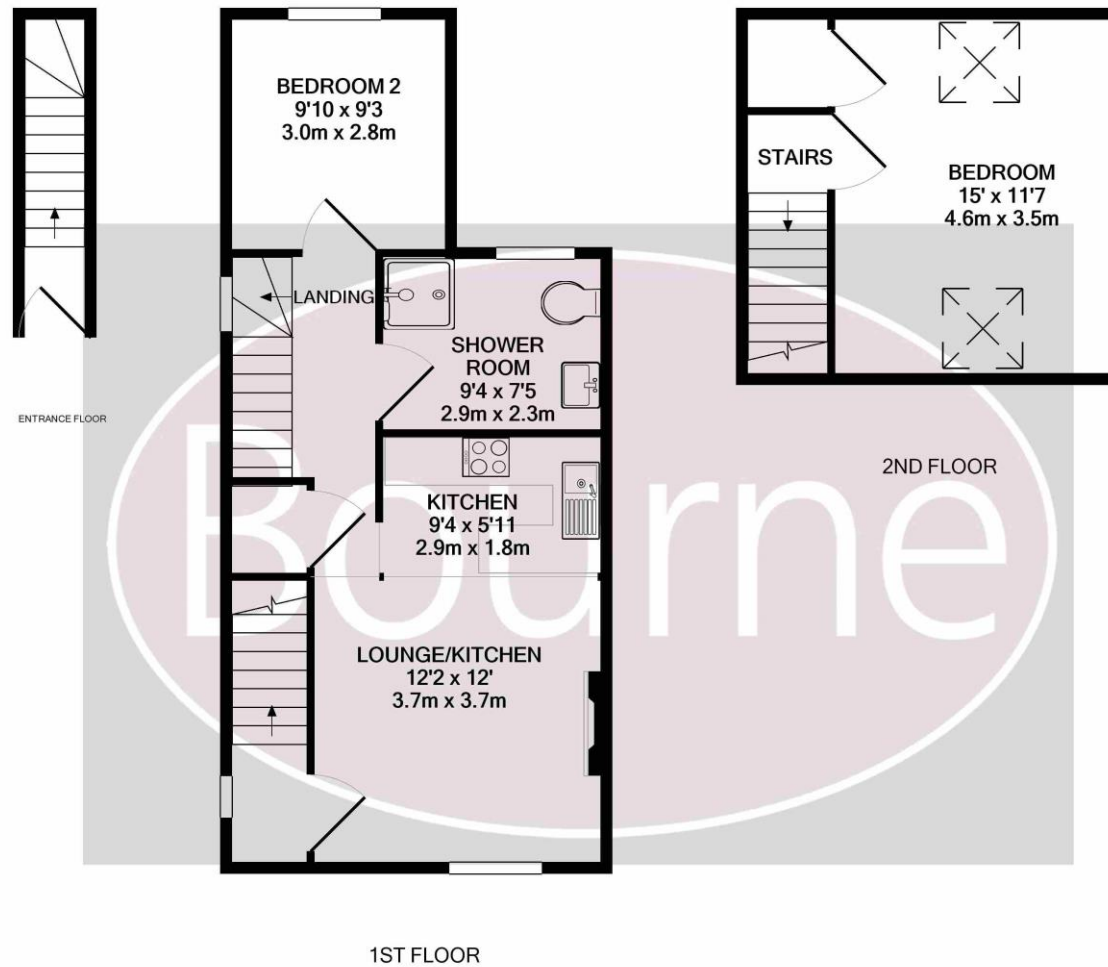
Leasehold

Call Us Now

- Split Level Maisonette
- Two Bedrooms
- Private Ground Floor Entrance
- Modern Fitted Kitchen
- Open Plan Living Area
- Modern Shower Room
- Town Centre Location
- Close To Mainline Train Station
- Gas Central Heating
- End Of Chain



# Floorplan

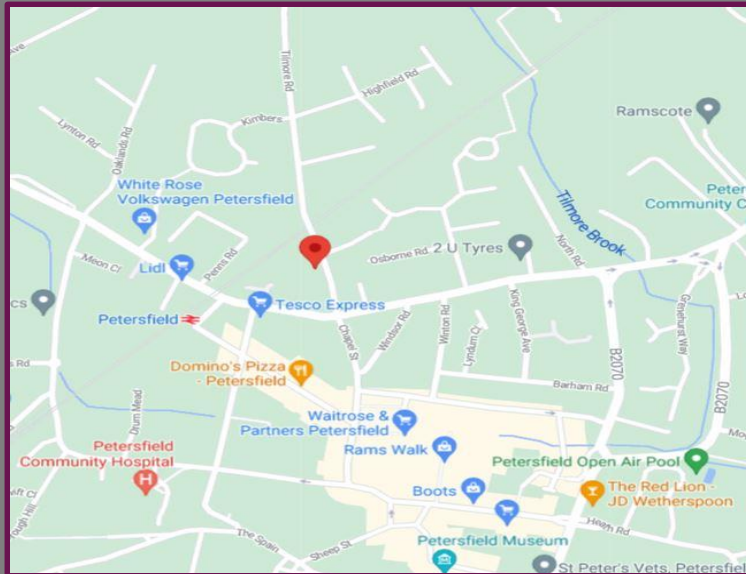


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

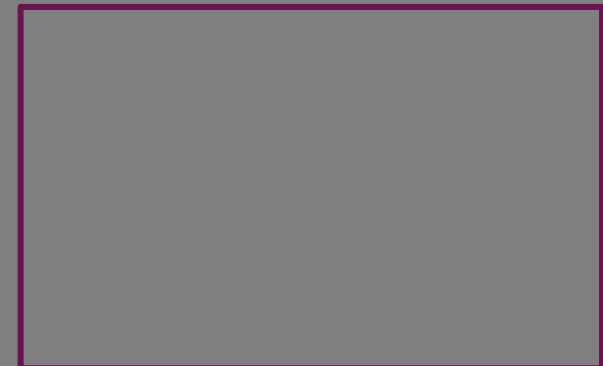
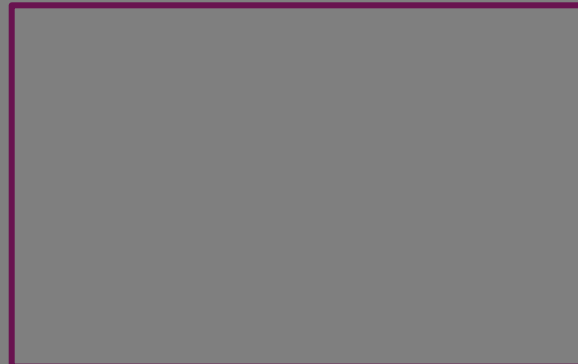
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# Location

Tilmore Road is situated close to the mainline railway station and town centre, where a good selection of shops, cafes and restaurants can be found as well as a lovely Market on Wednesday and Saturday's.



  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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