



ESTATE AGENTS



Petersfield, Hampshire

Asking Price £515,000

Petersfield, Hampshire

The house offers the potential to extend and modernise should you choose but also has a great current layout. On approach you will notice the drive way parking in front of the garage, the entrance is via a convenient porch space that also hosts a downstairs cloakroom. The ground floor layout consists of a spacious front lounge that leads through to a dining area with sliding double glazed doors onto the patio and gardens. The kitchen also has a utility room and a door through to the integral garage. The garage is currently utilised as storage but is a very versatile space that could be converted to create a spacious kitchen and dining room.

The first floor has three bedrooms with built in wardrobes to both the double rooms and a smaller single room which could double as a great office space.

The rear garden is tiered and private and has a lawned area and mature borders. The property further benefits from being sold with no onward chain. A real gem of a house and a viewing is highly recommended.

Freehold
Council Tax : D

- Detached Family Home
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Separate Kitchen
- Utility Room
- Integral Garage
- Extension Potential STTP
- Chain Free Sale
- Excellent Location

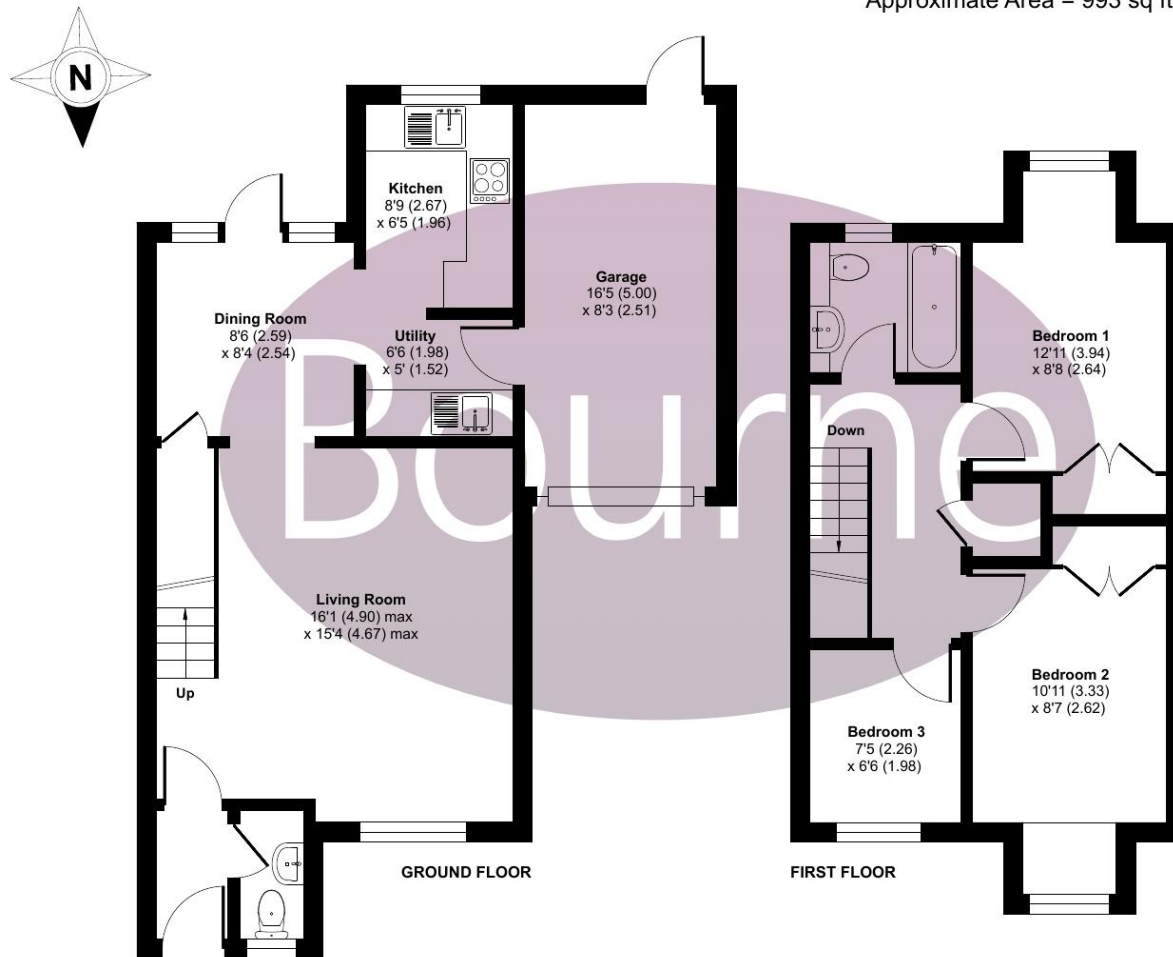


Floorplan

Kennet Road, Petersfield, Petersfield, GU31

Approximate Area = 993 sq ft / 92 sq m (includes garage)

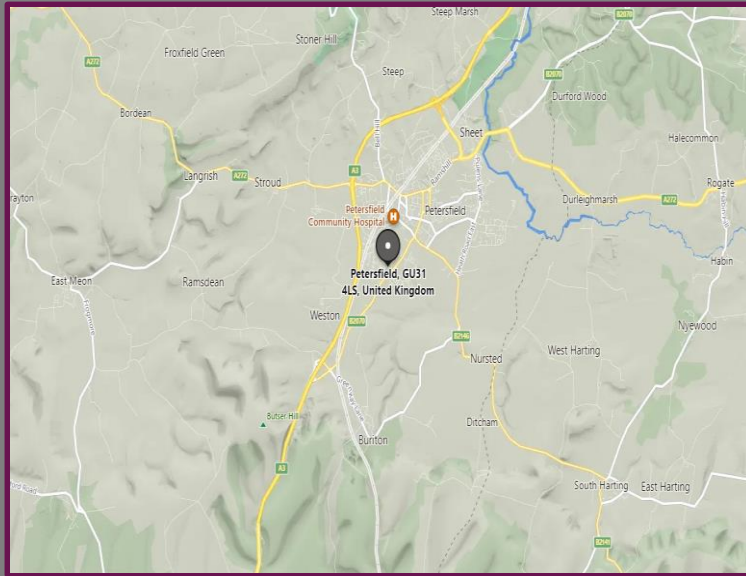
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Bourne Estate Agents. REF: 912833

Location

Set within a popular development off from The Causeway, this lovely family home is walking distance to the Petersfield School and the Town Centre as well. The beautiful Heath is within easy reach and the access to the A3 to London and Portsmouth is an easy commute.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 c	
55-68	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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A refreshing choice...

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