

Bourne

ESTATE AGENTS



Petersfield, Hampshire

Guide Price £240,000

Petersfield, Hampshire

This is a rare opportunity to buy a ground floor flat in an incredible location in Petersfield town centre. This property also offers direct access to a patio area, communal gardens, and a private garage.

Enter the property into a spacious entrance hall with convenient storage cupboards and access to the various rooms. To the left is a separate kitchen large enough for a breakfast table with space for white goods, electric cooker, hob, sink and drainer unit, integrated fridge with a window overlooking the front. To the rear of the hall is a spacious 27ft sitting/dining room, with a double glazed door leading to a patio area and communal gardens.

The master bedroom benefits from further storage units. Both bedrooms have fitted wardrobes and overlook the communal gardens. The bathroom is a white suite with electric shower and obscured window. There is double glazing throughout.

This fantastic apartment benefits from being on the ground floor and is situated in Petersfield town centre. This property is accompanied by an underground garage secured by a gated entrance - ideal for a vehicle and / or storage. This property is offered to the market with no onward chain.

Leasehold

981 Years Remaining On Lease

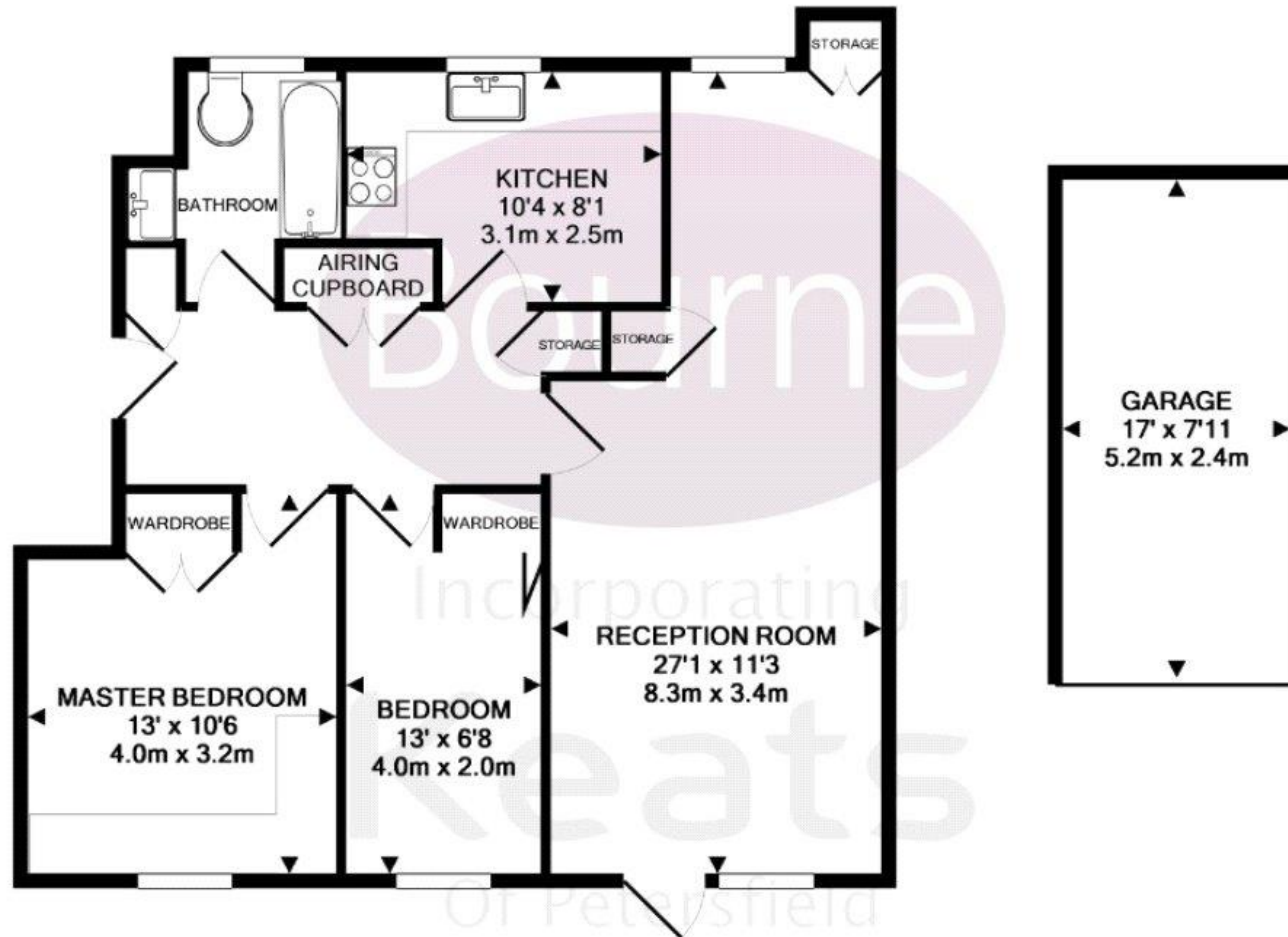
Council Tax Band : C

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- No Onward Chain
- Two Bedrooms
- Ground Floor Flat
- Separate Garage
- Built in Storage
- Modern Kitchen
- Patio Area
- Town Centre
- Walking Distance to the Station
- Communal Gardens



Floorplan

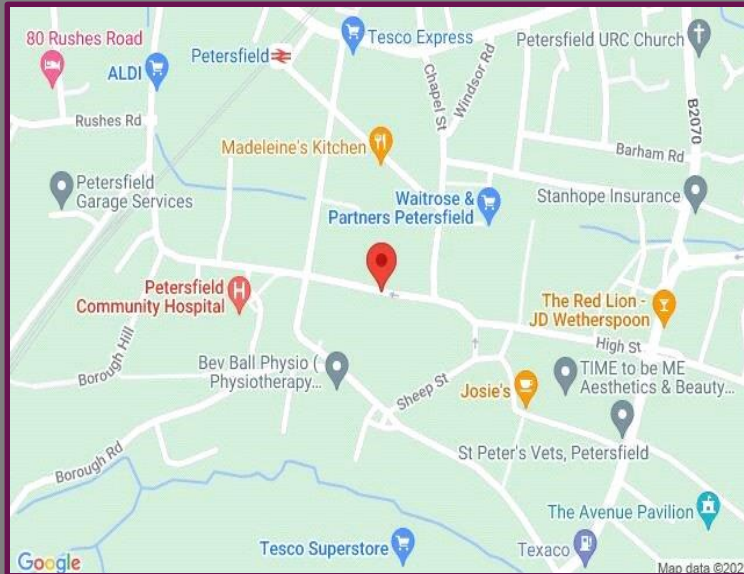


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Situated in town centre and close to the train station. Petersfield has a fantastic range of supermarkets and shops. There are excellent schools in the vicinity including Bedales School, Churchers College and Ditcham Park School.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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.



A refreshing choice...

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