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Petersfield, Hampshire

Offers Over £450,000

# Petersfield, Hampshire

As you enter the property, you'll be greeted by a spacious entrance hall with stairs leading to the first floor, and access to various rooms. To the left of the entrance hall, you'll find a generously sized fully fitted kitchen/dining room. This bright and inviting space benefits from a front-facing window, allowing ample natural light to flood in. The kitchen has been fully updated by the current owners and boasts a range of base and eye level units.

Situated at the rear of the entrance hall, the living room provides a pleasant view of the garden with patio doors leading directly outside. There is also a downstairs cloakroom with W/C.

Moving to the first floor, a landing area provides access to 3 bedrooms. The main bedroom and en-suite and two well-appointed bedrooms. Please note on the original build these two rooms were one. Completing the first floor is the modernised family bathroom, featuring a bath unit with a power shower unit over it, a wash hand basin, fitted storage cupboards, and a toilet.

On the second floor there is a large double bedroom, and a large walk in storage room.

Outside, you'll discover a generously sized rear garden. The property boasts a patio area just off the house with an access gate to the rear. Beyond the access gate is plenty of parking for residents only.

Grange Road enjoys a prime location within walking distance of TPS secondary school, making it ideal for families. Petersfield town centre, with its array of amenities, is less than a mile away, offering a range of shops, restaurants, and recreational facilities.

Don't miss this fantastic opportunity to acquire a spacious family home in a desirable Petersfield location. Contact us today to arrange a viewing and explore the possibilities this property has to offer.

Freehold

- Three/Four Bedrooms
- Mid-Terrace
- Modern Fitted Kitchen
- Family Home
- Generous Rear Garden
- Close To Amenities
- Living Room
- Modern Family Bathroom
- Ensuite To Master



# Floorplan

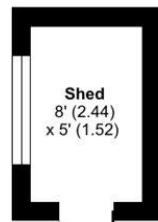
## Grange Road, Petersfield, GU32

Approximate Area = 1154 sq ft / 107.2 sq m (excludes void)  
Limited Use Area(s) = 92 sq ft / 8.5 sq m  
Outbuilding = 40 sq ft / 3.7 sq m  
Total = 1286 sq ft / 119.4 sq m

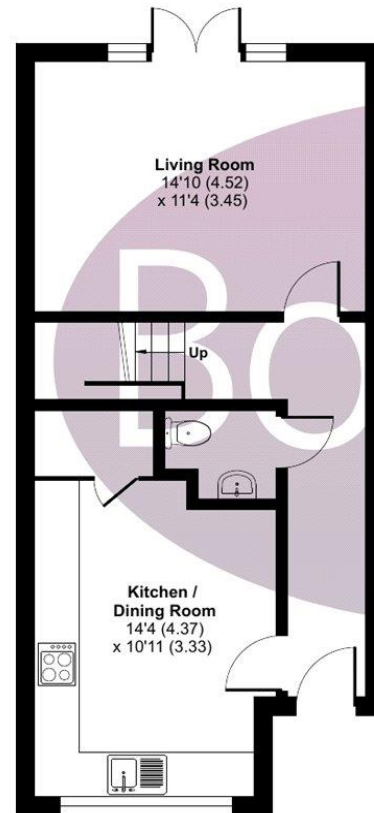
For identification only - Not to scale



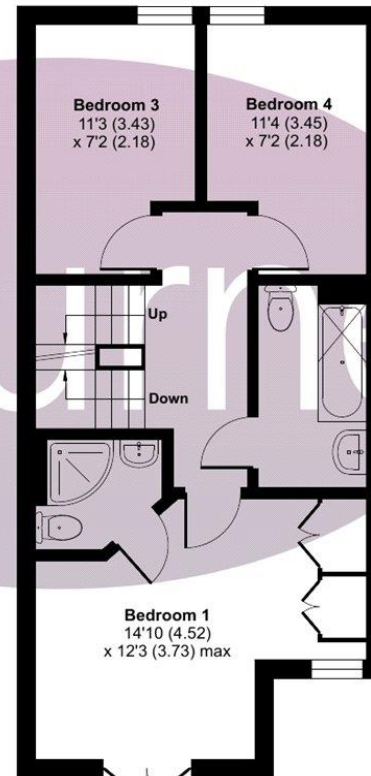
Denotes restricted head height



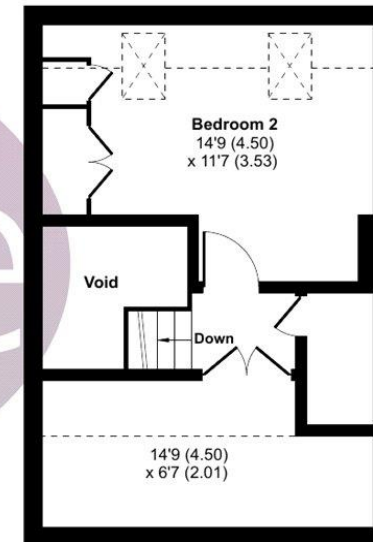
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



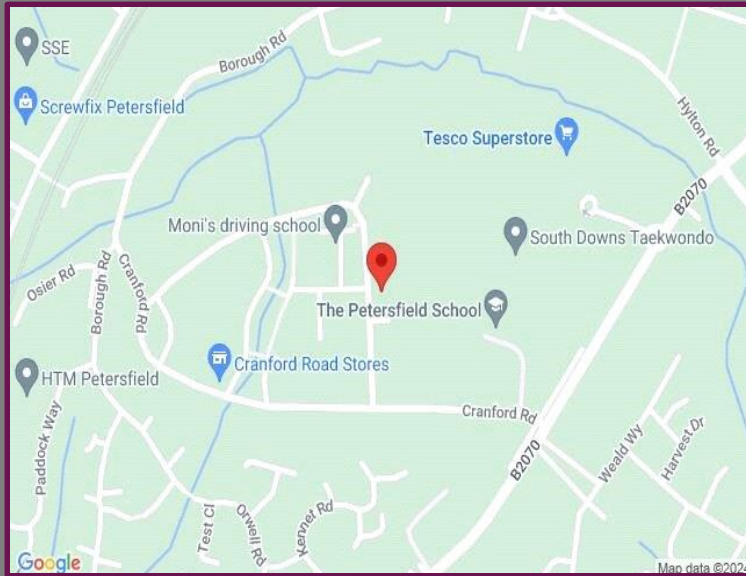
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Bourne Estate Agents. REF: 1075517

# Location

Grange Road is less than a mile from the town centre and main line station. Petersfield has an excellent range of shops. There are well regarded schools in the vicinity including TPS, Bedales School, Churchers College and Ditcham Park School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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