

Bourne



Petersfield, Hampshire

£299,950

Petersfield, Hampshire

A two bedroom mid terrace house located within a quiet residential cul de sac on the edge of Petersfield Town Centre. The property offers a spacious living room overlooking the rear garden, separate kitchen and a bathroom. Outside is an enclosed rear garden, an open front garden and off road parking space. The property would make a great first time or investment purchase and offered with no onward chain.

The ground floor layout consists of a separate kitchen and living space, and offers great potential for modernising. There is a generous living room to the rear with a sliding door that leads straight out to the enclosed private rear garden, with plenty of space for a conservatory if you wanted to add to the existing living space.

To the first floor are two double bedrooms with built in wardrobes a bathroom and loft access to a part boarded loft with excellent storage. The property is very well located being within walking distance to The Heath and just a bit further in to Petersfield Town Centre and the Mainline Train Station, with direct access to London Waterloo and the coast.

Freehold
Council Tax Band : C

- Two Double Bedrooms
- Mid Terraced House
- Spacious Living Room
- Separate Kitchen
- Bathroom
- Enclosed Rear Garden
- Quiet Cul De Sac Location
- Off Road Parking
- Great First Time or Investment Purchase



Floorplan

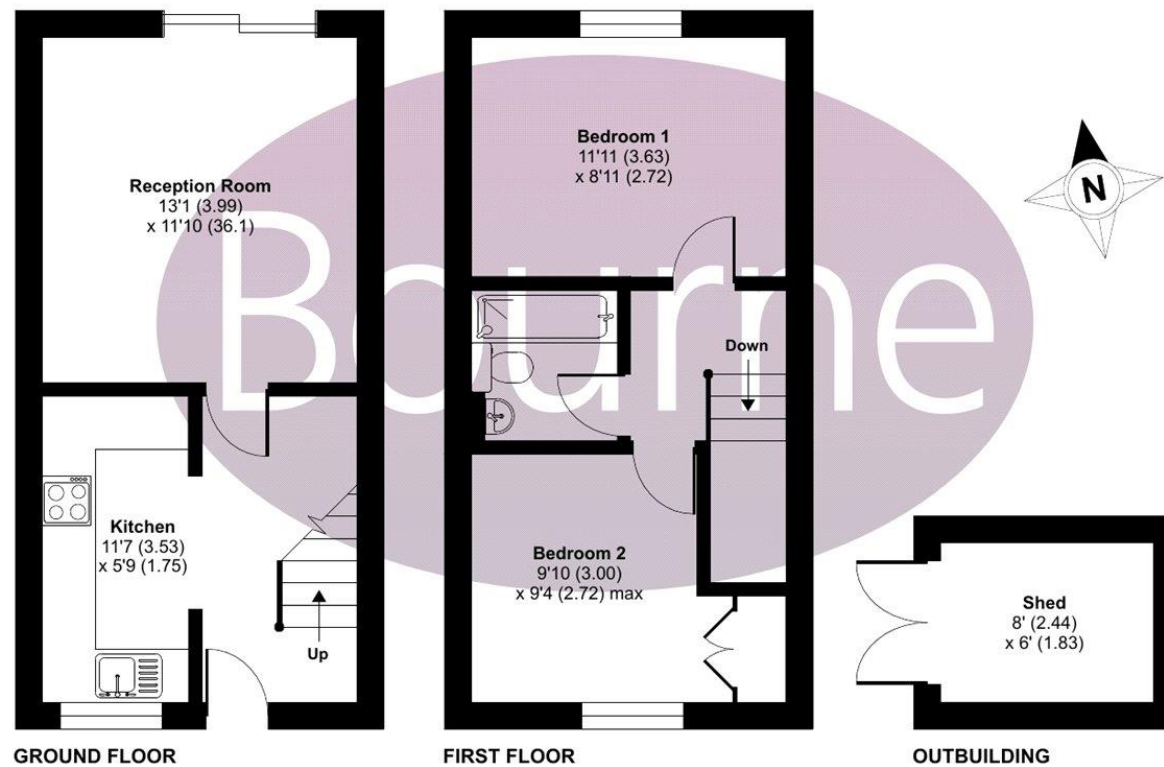
Wheatear Drive, Petersfield, GU31

Approximate Area = 590 sq ft / 54.8 sq m

Outbuilding = 48 sq ft / 4.5 sq m

Total = 638 sq ft / 59.3 sq m

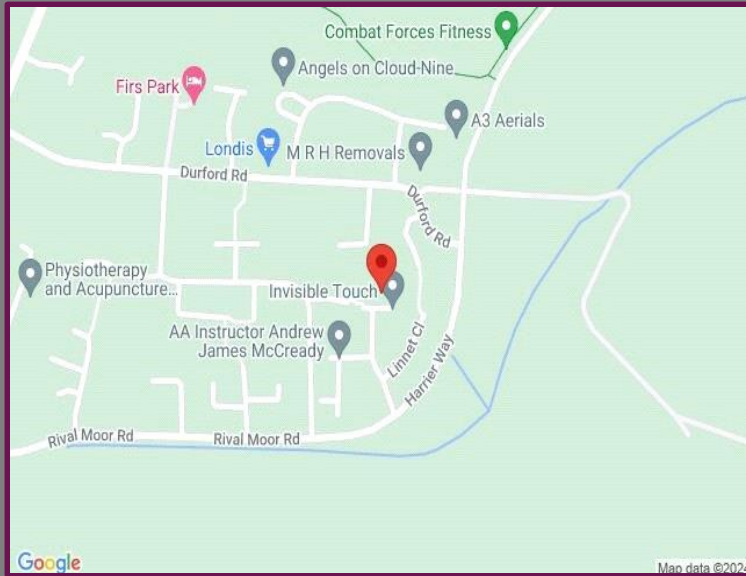
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1082783

Location

Wheatear Drive is situated on the east side of Petersfield and is a residential area close to the taro lesiure centre and Petersfield rugby club, approximately 1 mile to the town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		89
B		
(69-80)	74	
C		
(55-68)		
D		
(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...

PETERSFIELD: Swan House, 2 Swan Street, Petersfield, Hampshire, GU32 3AD

Tel: 01730 262826 | Email: petersfield@bourneestateagents.com

Web: www.Bourneestateagents.com