



ESTATE AGENTS



FOR SALE
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Petersfield, Hampshire

Offers in excess of £325,000

Petersfield, Hampshire

Bourne are delighted to present this three bedroom mid terraced family home which is located within a short stroll of Petersfield Heath and Penns Place playing fields and Taro Centre.

The house has been updated throughout by the current owner. The layout consists of a wide entrance hallway with built in storage and a downstairs cloakroom.

The front of the house is home to a generous reception room, and to the rear is an open plan kitchen/dining room and there are double glazed doors onto the decking area and leading to the garden.

The first floor boasts three good sized bedrooms that are serviced by a three piece bathroom. The landing has storage space and access to the insulated loft.

The private rear garden has been well maintained and there is also a timber built workshop. There is rear access and a further useful brick built storage room.

Freehold

- Mid Terraced House
- Three Bedrooms
- Living Room Room
- Spacious Kitchen/Dining Room
- Neutral Bathroom
- Downstairs Cloakroom
- Private Rear Garden
- Outbuildings



Floorplan

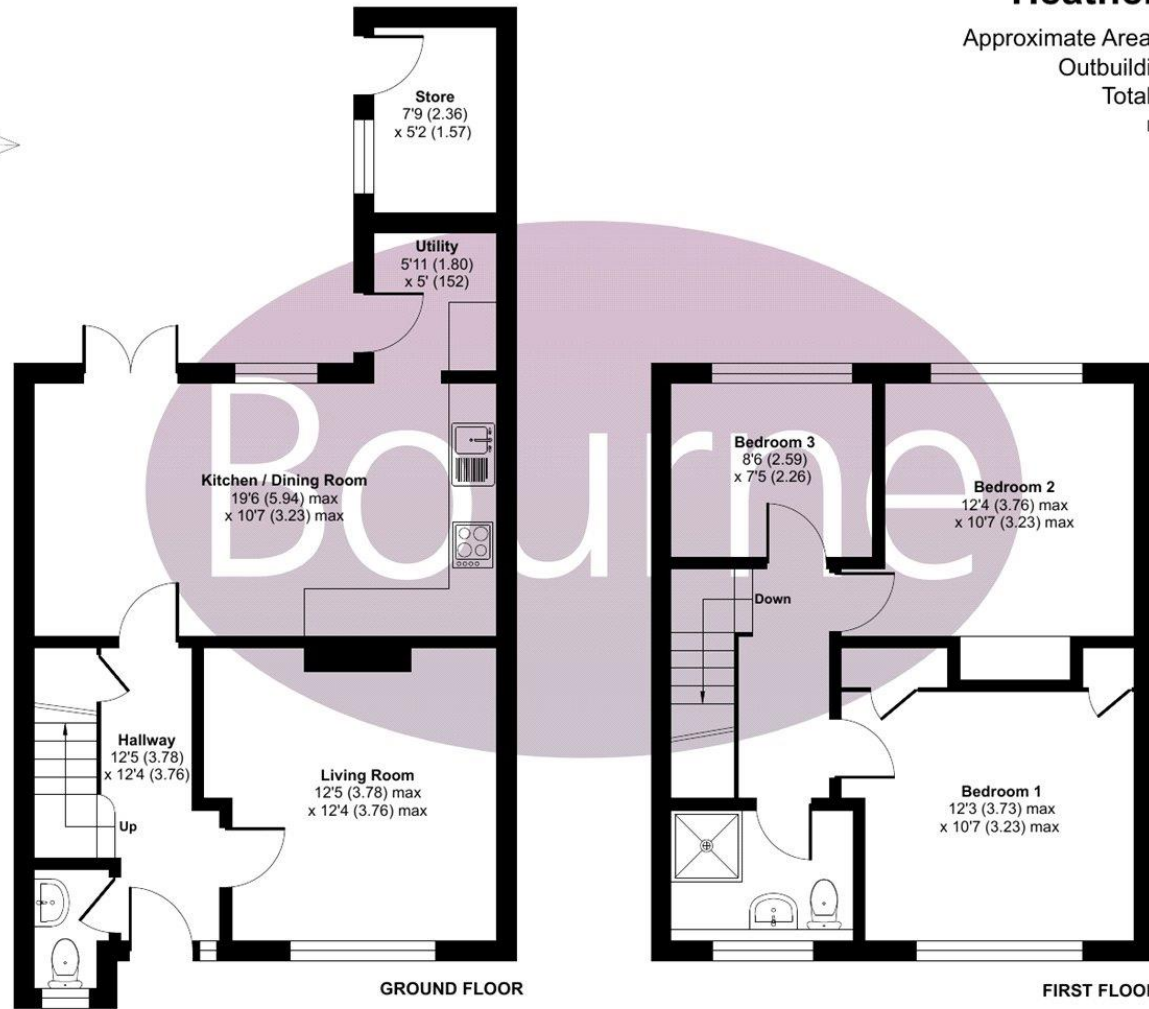
Heather Road, GU31

Approximate Area = 954 sq ft / 88.6 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 994 sq ft / 92.3 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: 1095837

Location

The property is situated on Heather Road, approximately 1 mile to Petersfield High Street. Petersfield is situated in the heart of The South Downs National Park and offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, The Festival Theatre in Chichester, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, Bohunt School and The Petersfield School (TPS).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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