

Bourne

ESTATE AGENTS



Petersfield, Hampshire

£550,000

Petersfield, Hampshire

Fantastic opportunity to purchase a spacious, well - presented four bedroom town house situated only a short walk from Petersfield town centre and mainline railway station.

The property has been comprehensively updated and modernised by the current owners to create a superb family home.

The property is arranged over three floors. The ground floor comprises kitchen/breakfast room, cloakroom, family room, conservatory and garden.

The first floor has the master bedroom, with ensuite bathroom, and living room, which could be used as an additional bedroom. The second floor has three further bedrooms and a family bathroom.

The private rear garden enjoys a southerly aspect. To the front of the property there is a driveway providing parking for two vehicles.

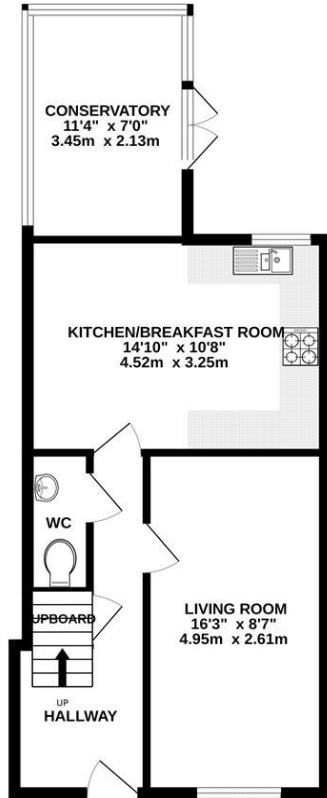
Freehold

- Well Presented Spacious Townhouse
- Two Reception Rooms
- Four Bedrooms
- Private Garden
- Kitchen/Breakfast Room
- Conservatory
- Ensuite to Master Bedroom
- Driveway Parking
- Walking Distance to Town Centre and Mainline Railway Station

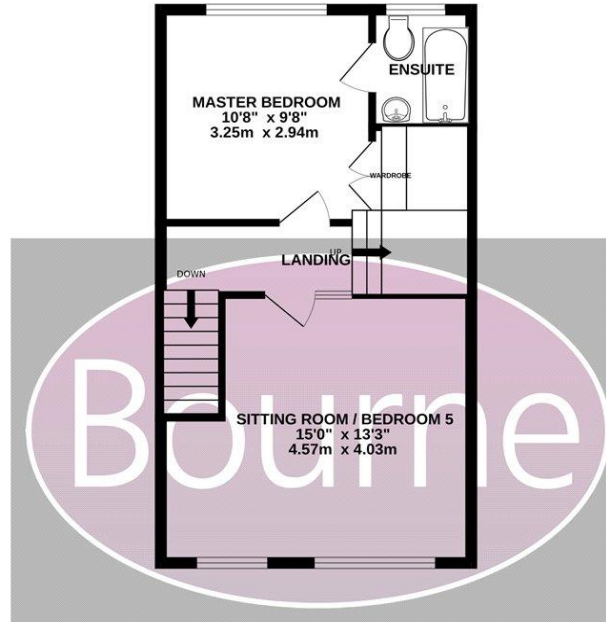


Floorplan

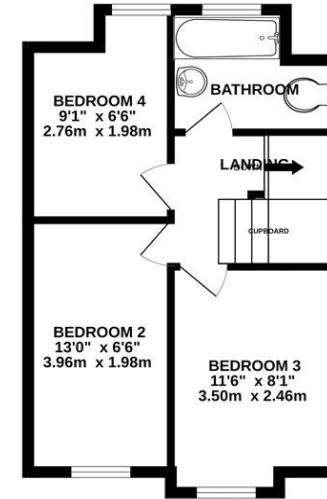
GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Madeline Road is located close to the centre of Petersfield, within walking distance of the railway station, shops and amenities. Petersfield is a popular market town located within The South Downs National Park, which offers a comprehensive range of shopping and leisure opportunities, including a twice weekly market held on the town square. There are excellent schools, such as The Petersfield School, Churcher's College and Bedales in nearby Steep. Petersfield has a mainline railway station on the Portsmouth to London Waterloo line, with trains to the capital taking around an hour. The property is within easy access to open countryside with excellent walks, and good pubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
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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