



ESTATE AGENTS



Petersfield, Hampshire

£395,000

Petersfield, Hampshire

An attractive two bedroom end terrace house set within the desirable Ramshill development located a stone throw from Churcher's College and a short walk from Petersfield Town Centre.

On approach you will notice the attractive kerb appeal, the house has a large entrance hallway which leads to the living room and larger than average fitted kitchen. There is also a conservatory which then leads into a secluded and private rear courtyard garden which has been landscaped.

On the first floor the feeling of space continues with two good sized bedrooms and an en-suite shower room to primary bedroom. The further bedroom is serviced by a family bathroom. There is a large loft storage area with landing loft access.

The property presents extremely well and is ready for someone to move straight in also being offered with no onward chain.

Freehold

- Two Bedrooms
- En Suite and Family Bathroom
- Reception Room
- Fitted Kitchen
- Conservatory
- Courtyard Garden
- Available Immediately
- Gas Central Heating
- Allocated Parking



Floorplan

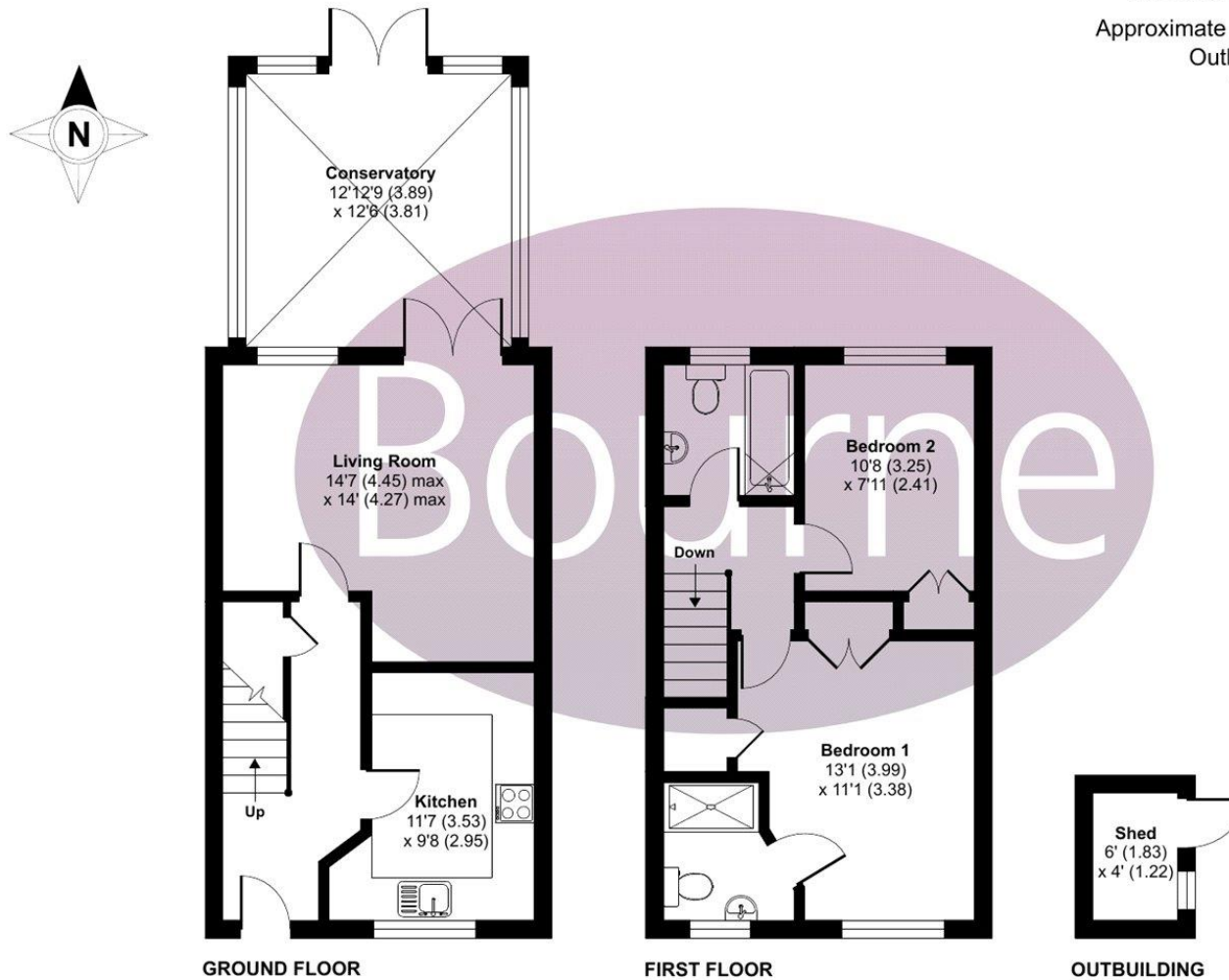
Hobbs Square, GU31

Approximate Area = 939 sq ft / 87.2 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 963 sq ft / 89.5 sq m

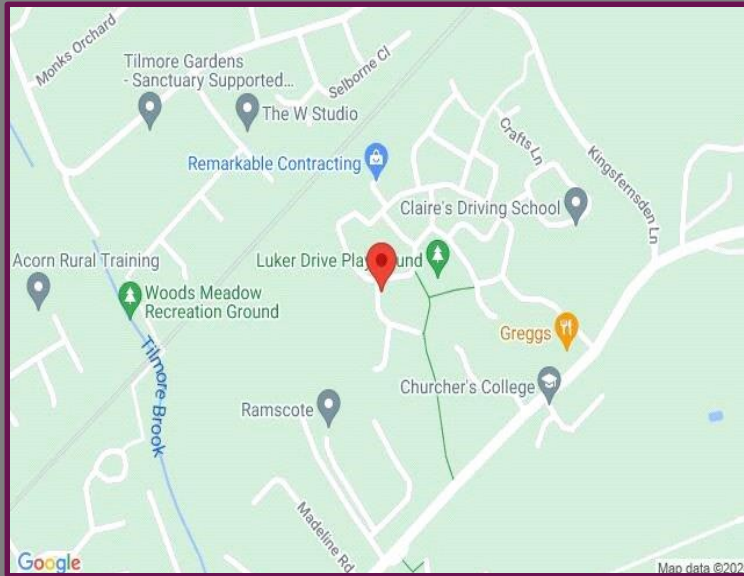
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Bourne Estate Agents. REF:1109269

Location

Hobbs Square is situated on the Ramshill development in Petersfield within walking distance of Churchers College. The beautiful market town is within easy reach and offers a Waitrose a selection of boutiques and popular shops. The house is well located for commuters as the A3 to London and the South Coast is a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(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...

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