



Bannerman Road, Petersfield

**Asking Price £325,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Bannerman Road, Petersfield

This Victorian style terraced house has been our client's much-loved home for over thirty years. Now requiring some cosmetic attention to bring it up to date, this a great opportunity for somebody looking for a character home in a no through road within walking distance to the station and town centre. With the added attraction of no onward chain. An entrance hall leads to the open plan lounge/diner which has a replacement double glazed bay window to the front and leads in turn to the fitted kitchen at the rear. On the first floor there are two bedrooms and a bathroom. Externally, the house has a front forecourt and a low maintenance rear garden which is predominantly paved and has rear pedestrian access. Parking is on the street and is permit controlled. While the property does require some updating, it does already boast gas central heating and is partially double glazed. Don't miss out! Arrange a viewing today.



## Location

Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding natural beauty and within the boundary of the South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London route. Petersfield is twinned with Barentin in France and Warendorf in Germany. Petersfield is a popular location for families, due to the choices of schools available, including; Churchers College, The Petersfield School (TPS) Herne Junior school and a number of infant schools and playgroups nearby. The town centre offers a good selection of shops and facilities, including Waitrose, Tescos and Lidl supermarkets and a mixture of High street brands and local independent businesses. Being within the South Downs National Park there are a plethora of country walks and cycle paths and the jewel in the Town's crown is the Heath & Lake.

## Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Tenure

Freehold

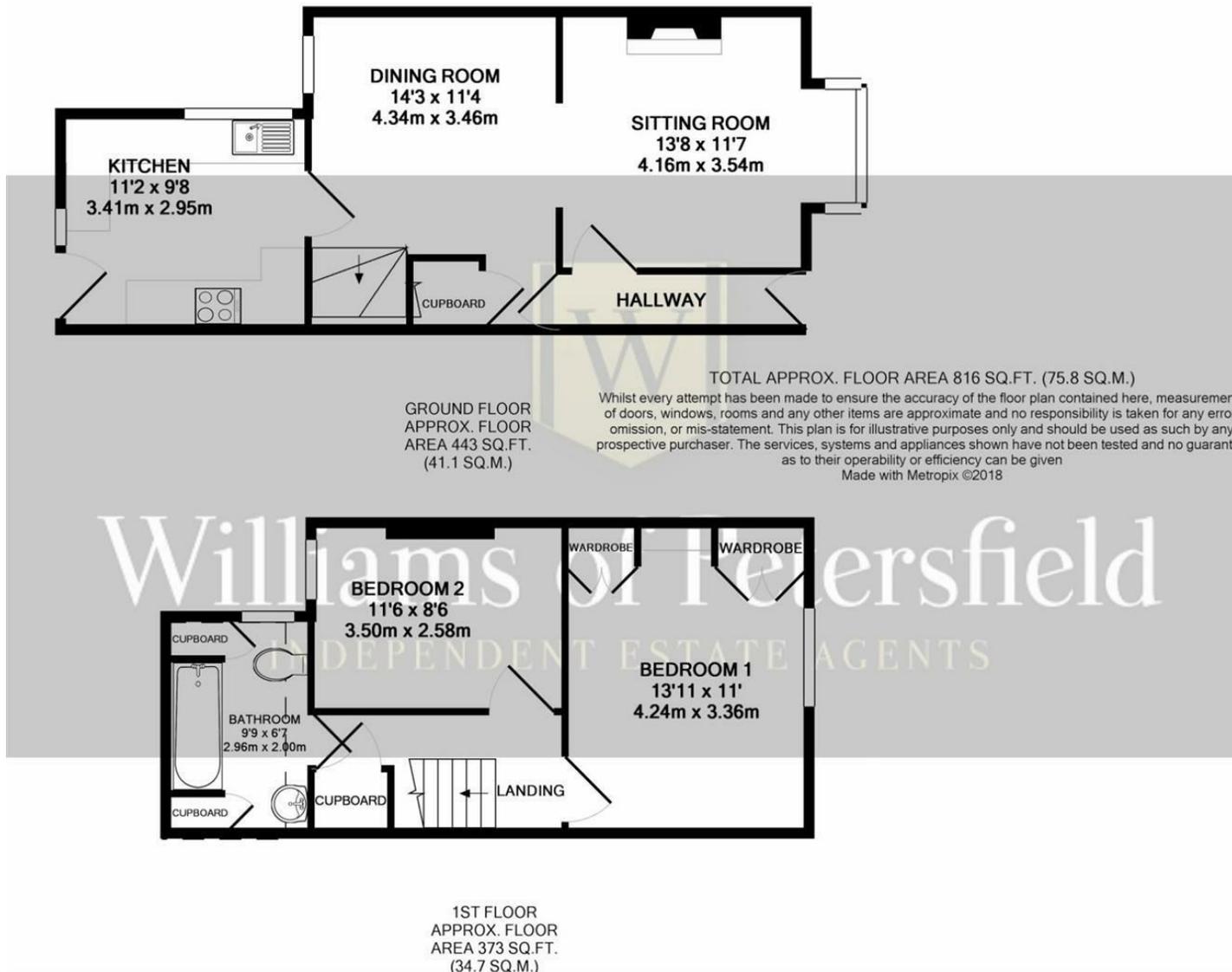
## Post Code

GU32 2HQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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