



Lower Heyshott, Petersfield

Asking Price £450,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Lower Heyshott, Petersfield

Neatly tucked away in the corner of this lovely cul-de-sac, a short, flat walk from the town centre and station, sits this three bedroom detached house with a mature well stocked garden. Although the property is currently in a serviceable condition it would greatly benefit a program of decorative refurbishment and a modern touch to convert this already lovely property into a marvelous home.

On approach a small decorative verge leads you up the driveway, with parking area for 2 cars in front of the garage. Via the side access you can reach the rear garden.

In way of internal accommodation this property offers, a downstairs toilet, kitchen and a Lounge/Diner that spans the width of the property and overlooks the rear garden. The room receives an abundance of light due to the two large windows and the door which takes you out to the garden.

Upstairs, the family bathroom, adjacent to the airing cupboard and linen storage space and the Three Double Bedrooms complete the accommodation.

If you have any questions or would like to arrange an appointment to view the property, give Williams of Petersfield a call where one of our experienced team members will be happy to assist - 01730 233 333.



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. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national 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.

Local authority

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

Additional Information

All main services

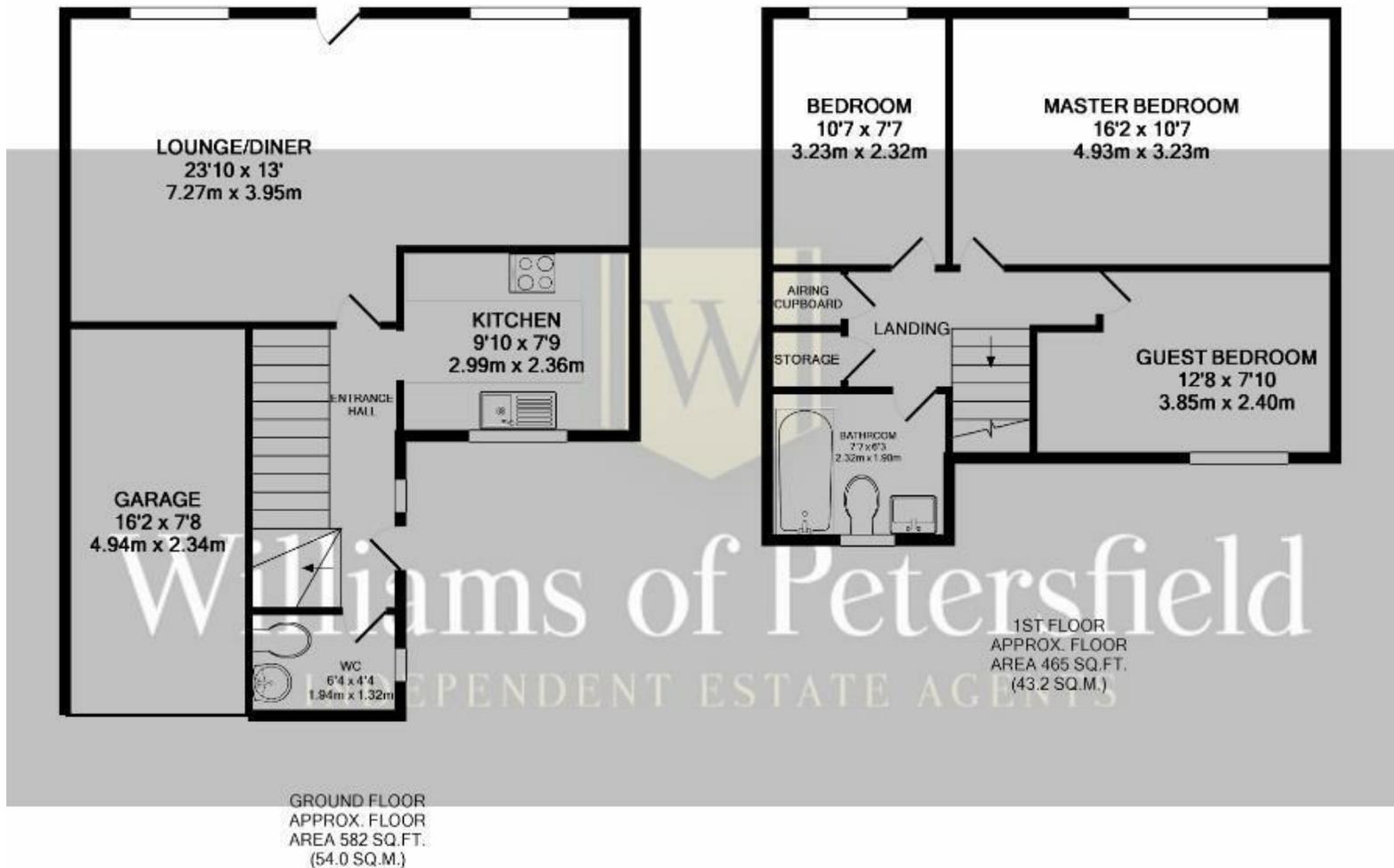
Tenure

Freehold

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 56 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 75 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 59 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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