



Princes Road, Hampshire

**£1,500 PCM**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Princes Road, Hampshire

A detached family home located on the western side of Petersfield, in a road popular for commuters as it has superb access to the A3 and the A272, plus Petersfield mainline station is within walking distance. There is a M & S food Hall, hotel and bar nearby and the Town Centre is approximately 15 minutes' walk.

This modern home affords parking for several cars and a detached garage, a low maintenance rear garden which is predominately paved with flower and shrub borders.

Internally, the entrance hall has a ground floor cloakroom and leads to the open-plan Lounge-Diner, that boasts a coal effect gas fire, front bay window and to the rear, sliding patio doors to the garden. Off the Dining area is a modern fitted kitchen that has a side door to the gated parking area.


On the first floor, the front aspect master bedroom with en-suite shower room, has been opened into the original forth bedroom to create a dressing room/nursery area. Two further bedrooms are serviced by a refitted modern bathroom.

The property is available immediately and enjoys gas central heating and double glazing.

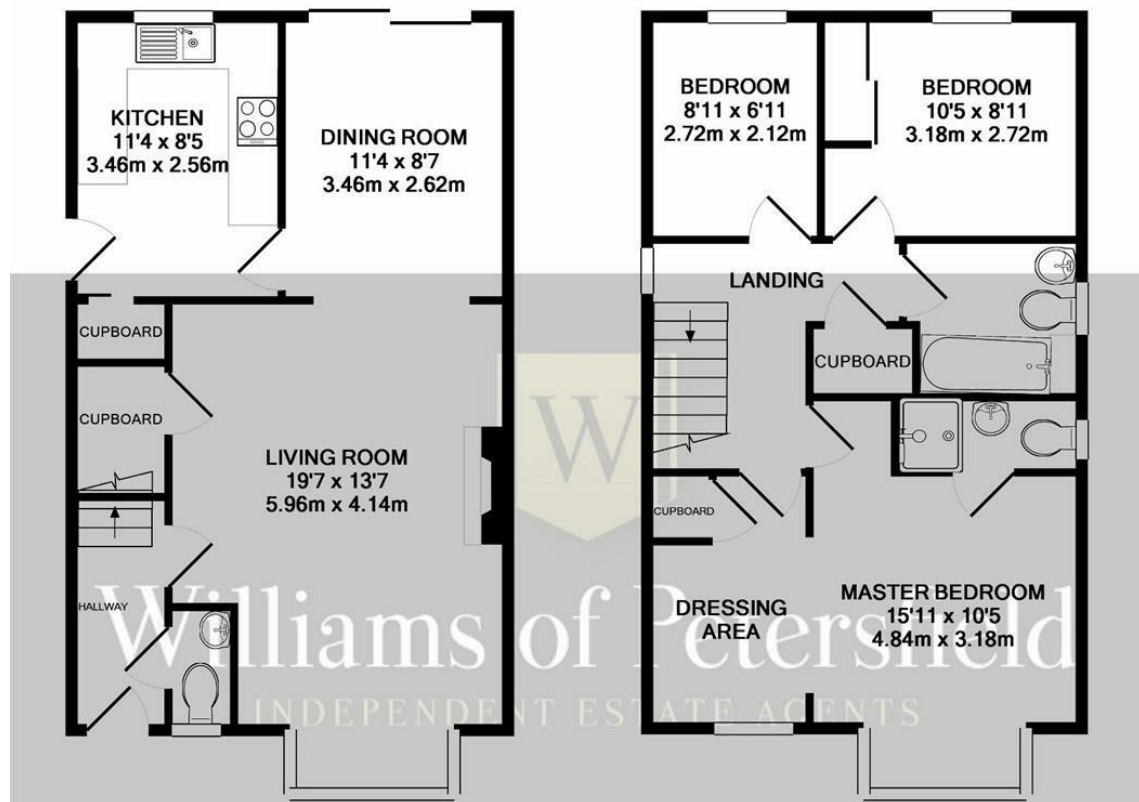
Pets will be considered, but unfortunately no dogs will be allowed.

Internal inspections are highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 512 SQ.FT.  
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

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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## Williams of Petersfield

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