



Arun Close, Petersfield

No Price



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Arun Close, Petersfield

Situated in the popular Rivers development, a short walk into the town centre, is this well cared for three bedroom detached family property.

On entering the property there is a lovely light and airy feel into the entrance hall, with access to a cloakroom, living room, dining room, there is also a convenient under stairs cupboard for storage. The kitchen is accessed via the dining room and has a side door to the garden, a great breakfast bar as a space saver and convenient way to eat a light lunch or breakfast,. All the rooms flow nicely, with the living room overlooking the rear enclosed garden.

Upstairs, there are two double bedrooms both with fitted wardrobes and a single bedroom, currently used as an office with fitted Hammonds office furniture. There is an en-suite shower room with power shower to the master bedroom as well as family bathroom. The hallway has a linen cupboard for additional storage.

The garden is enclosed and with direct access to the garage. There is also a Malvern garden shed. The garage has power and light with a pitched roof which has been boarded for storage space. There is even a loft ladder for ease of access. The up and over garage door is operated electrically.

The property benefits from double glazing throughout to include French doors onto the garden as well as Gas Central Heating

EPC - Pending



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

Additional Information

All main services

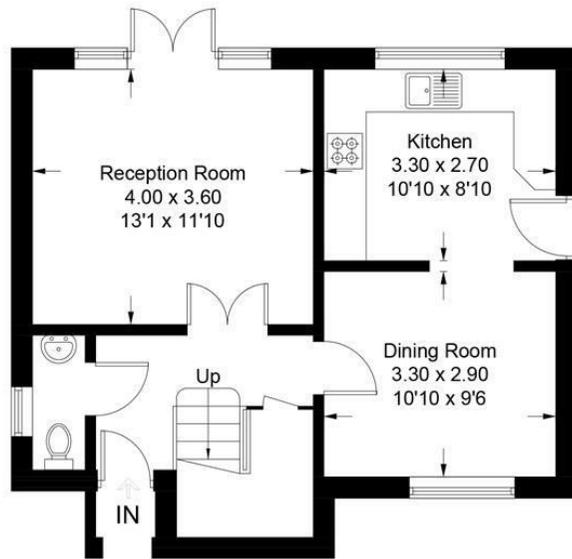
Tenure

Freehold Leasehold

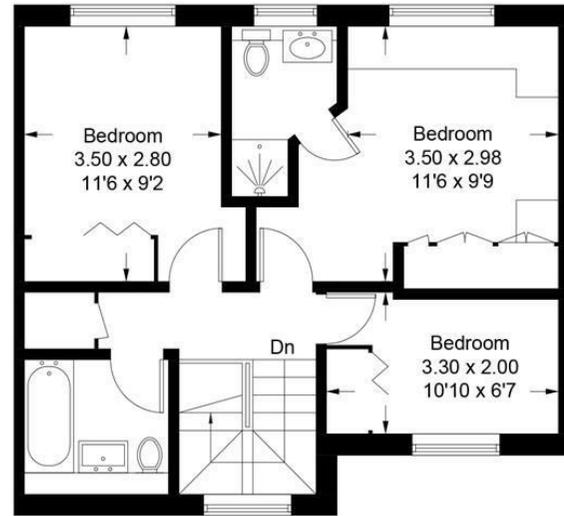
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



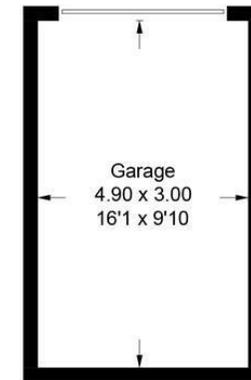
Approximate Gross Internal Area = 92 sq m / 990 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 106.7 sq m / 1148 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID682721)

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