



Osborne Road, Petersfield

Offers Over £435,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Osborne Road, Petersfield

Williams of Petersfield is excited to offer this three bedroom Edwardian home on the popular Osborne Road within walking distance to Petersfield town centre and mainline station to London Waterloo.

This family home has an abundance of character and charm with high ceilings, presented in good order throughout.

The ground floor enjoys a dual aspect open plan sitting room/dining room with both feature gas fire and wood burner, utility area leading to WC and kitchen on the ground floor.

On the first floor there are three good sized bedrooms and a bathroom upstairs. The garden is enclosed to the rear

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings. All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office.

EPC - Pending



Local authority

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

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.

Additional Information

All main services

Tenure

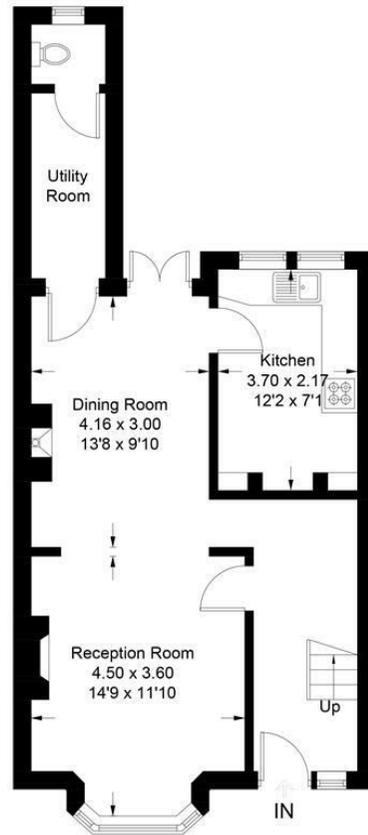
Freehold

Energy Efficiency Rating

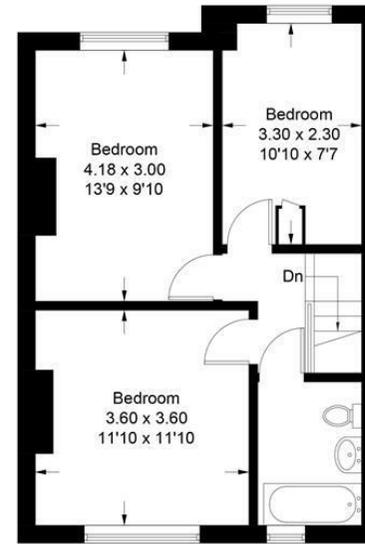
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID721263)

Williams of Petersfield

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