



Barentin Way, Petersfield

£1,300 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Barentin Way, Petersfield

Available for an end of July move in is this well presented three bedroom house in the popular Ramshill estate.

The property is offered unfurnished, but with the benefit of kitchen appliances including a built in electric oven, gas hob, fridge freezer, washer/dryer and a dishwasher. There is also room in the kitchen for a small breakfast table. The living room is a good size and has French doors to the attractive rear garden as well as having a large storage cupboard with shelving. A cloakroom completes the ground floor.

Upstairs there are three bedrooms all neutrally decorated. The main bedroom has the addition of a built in double wardrobe and an en suite shower room. The second bedroom is a double and the third smaller bedroom would make an ideal office or infant's room. The family bathroom has a shower over the bath and there is also a large airing cupboard on the landing.

Outside, the property has an attractive and fully enclosed rear garden with patio and lawned areas. There is a garden shed provided as well as a retractable awning which is a great addition for the warmer months.

The garden also has rear access into the garage which has power, light and an electric up and over door.

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 - C



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.

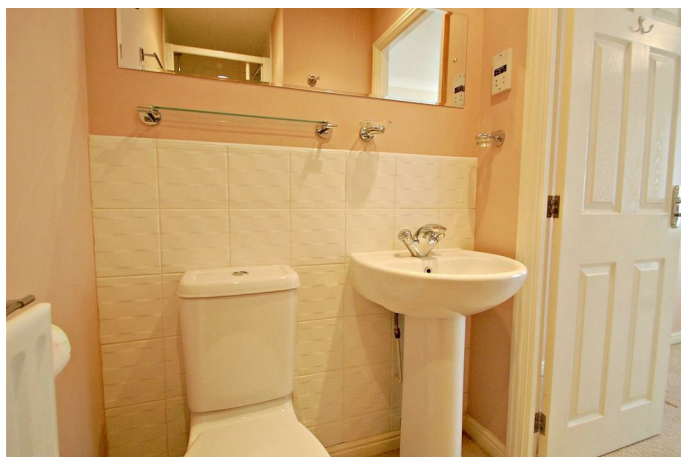
Local authority

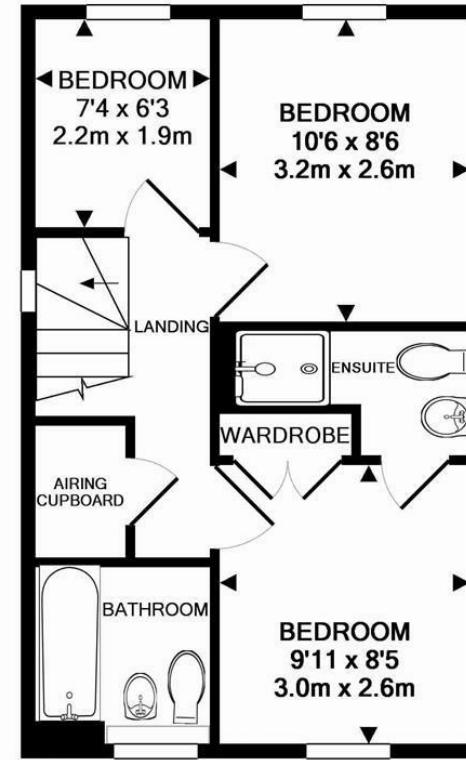
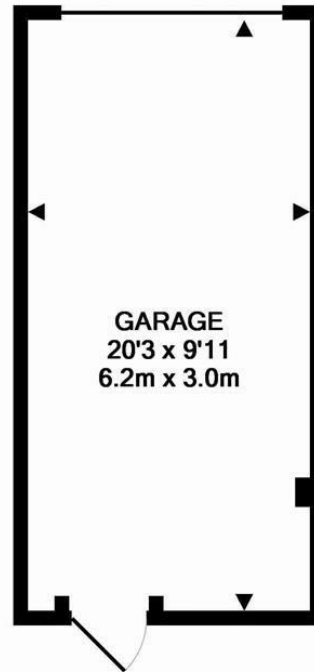
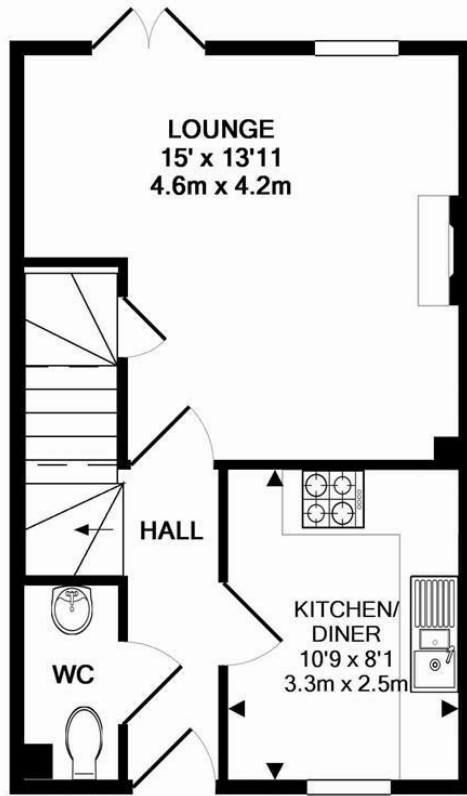
East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX
01730 266551

Additional Information

All main services

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	





GROUND FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 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

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

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

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