



Charlton Drive, Petersfield

Offers Over £425,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Charlton Drive, Petersfield

We are pleased to offer this four-bedroom town house situated in a popular residential location close to Petersfield town centre, off Ramshill near Churcher's College. The property offers generous family accommodation is split over 3 floors and offers several layout options.

The accommodation itself comprises to the ground floor, a kitchen/breakfast room to the rear of the property overlooking the garden with utility area leading off the kitchen, a ground floor bedroom and downstairs WC.

The first floor consists of a spacious living room with Juliet balcony overlooking the garden and a master bedroom with en-suite shower room and built in wardrobes.

The second floor provides two further bedrooms, one with en-suite shower room and the family bathroom completes the accommodation.

The property is in good condition throughout and is mostly of modern design and decor but would benefit from redecoration and minor updating in certain areas.

Outside, the enclosed rear garden has been designed for minimum upkeep and offers a pleasant area to relax, with decking and lawn areas. The front garden is low maintenance with a few flower and shrub borders and a path leading to the front door. The property also benefits from a garage located in a block a short distance from the property itself.

Viewing of this property is highly recommended.

* INTERNAL PHOTOS COMING SOON *

EPC - C
Council Tax Band - E



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

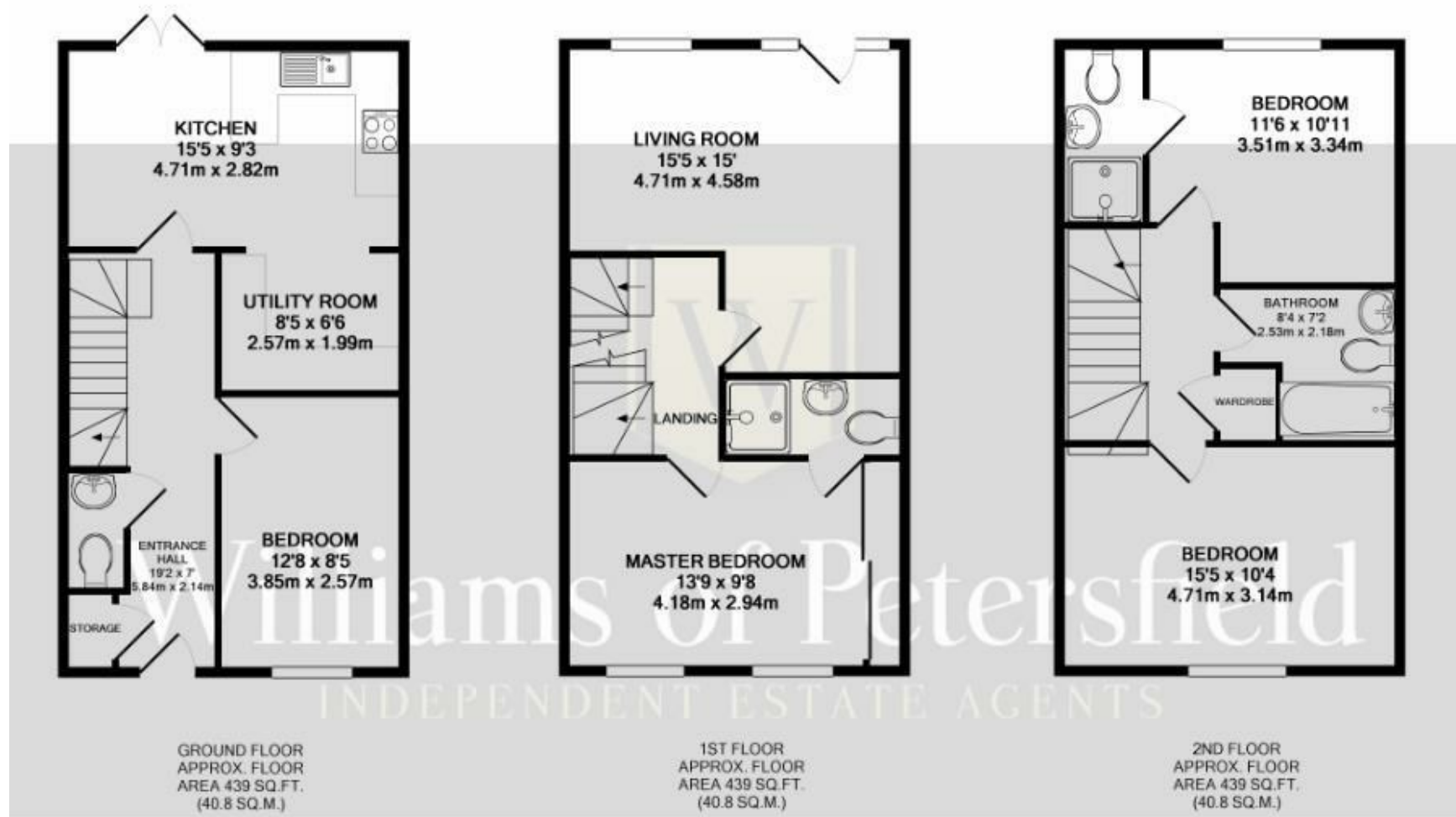
All main services

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	77	
(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	





TOTAL APPROX. FLOOR AREA 1317 SQ.FT. (122.4 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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