



Dukes Close, Petersfield

**Offers Over £205,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Dukes Close, Petersfield

**\*\*NO ONWARD CHAIN\*\***

Tucked away and close to Petersfield town centre, is this modern one bedroom ground floor flat. Ideal as a first time purchase or perfect as a buy to let property.

The property is clean, bright and airy throughout. On entering there is a small porch area, leading to living space, which overlooks the front.

The bathroom, bedroom lead on from the living space as well as the kitchen to the rear, again with light flooding through from the back garden. This rare treat of a garden, is enclosed and makes this flat as real treasure.

The property also has the added benefit of parking for one car.

Despite this property being Leasehold there is no ground rent or service charges.

EPC - B



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



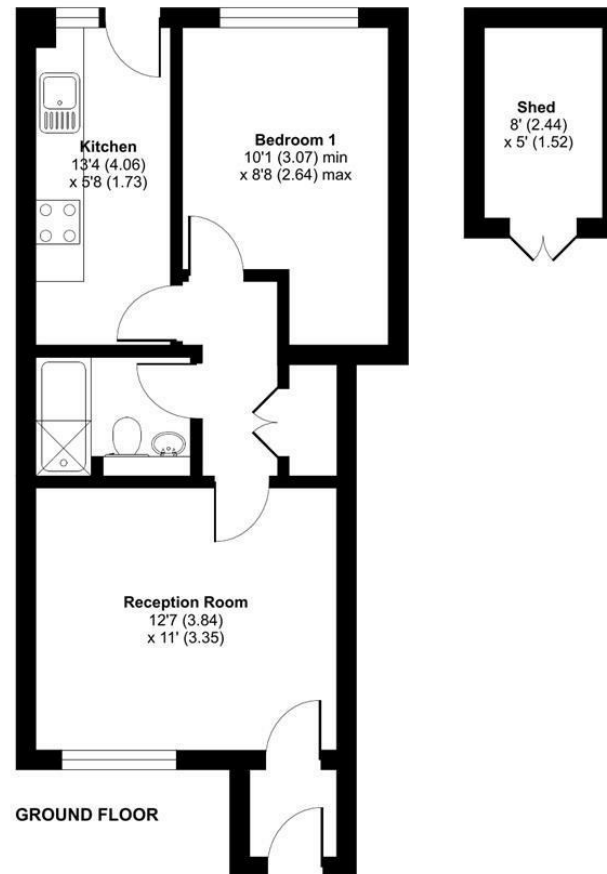
## Dukes Close, Petersfield, GU32

Approximate Area = 430 sq ft / 40 sq m

Shed = 40 sq ft / 3.7 sq m

Total = 470 sq ft / 43.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Williams of Petersfield. REF: 639708

### Williams of Petersfield

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

01730 233333 [sales@williamsopetersfield.co.uk](mailto:sales@williamsopetersfield.co.uk) [www.williamsopetersfield.co.uk](http://www.williamsopetersfield.co.uk)

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