Nickleby Road, Old Clanfield

Offers Over £510,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Nickleby Road, Old Clanfield

We are pleased to offer this detached three bedroom bungalow situated in a quiet cul-de-sac within a short walk of Old Clanfield, which offers a charming pond (as per photo), pub, church and some shops all with in 5 minutes walk. Good schools are also located nearby with easy access to the A3 and within a 10 minute drive to Petersfield with its shops and train station (to London Waterloo).
Offered with NO ONWARD CHAIN the property comprises: entrance porch with underfloor heating on a timer and thermostat, living room with bay window to the rear, laminate flooring and wall mounted gas coal effect fire, kitchen with base and wall units and inset kick space heater. There is space and plumbing for washing machine, dishwasher, fridge/ freezer and a wall vent for a tumble dryer. The cooker is included in the purchase. Further to the reception rooms are the Master bedroom with dressing room and en-suite and two further bedrooms (one double and a good size single) and a family bathroom.
Outside the property offers ample parking for up to 4 cars on a block paved driveway offering access to the large garage/workshop. The garage comes with an electric operated door and electrics to the interior. In addition to this area there is also a wonderful entertainment space to enjoy long summer evenings, with friends, all covered to avoid last minute showers. This space could also be used for yoga/ arts and quiet reflection and wellness.
The property is fully double glazed, and also has Gas Central Heating. The property also boasts outside security lights on all four sides of the bungalow.
Viewing is highly recommended to appreciate the accommodation and outside space on offer.

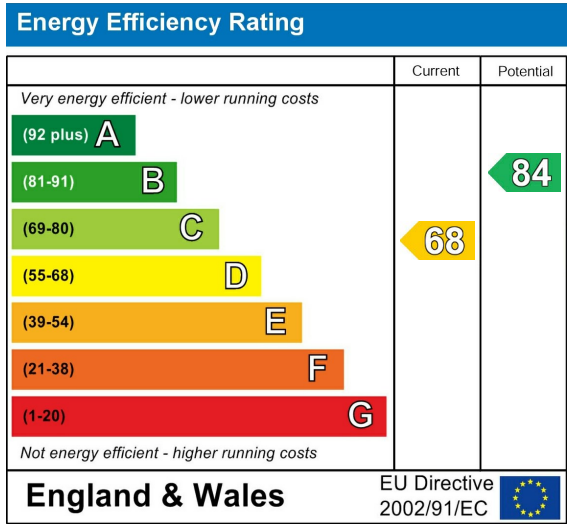
EPC Rating: D
Council Tax Band - D

Location - Clanfield
Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. New Clanfield benefits from newsagent, greengrocer, takeaways, butcher, optician, hardware store, hairdressers, coop and popular wine bar. Clanfield offers two schools, Petersgate Infant and Clanfield Juniors. There is a good bus route offering frequent services to the nearby town of Petersfield and popular Gunwharf Quays in Portsmouth.

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

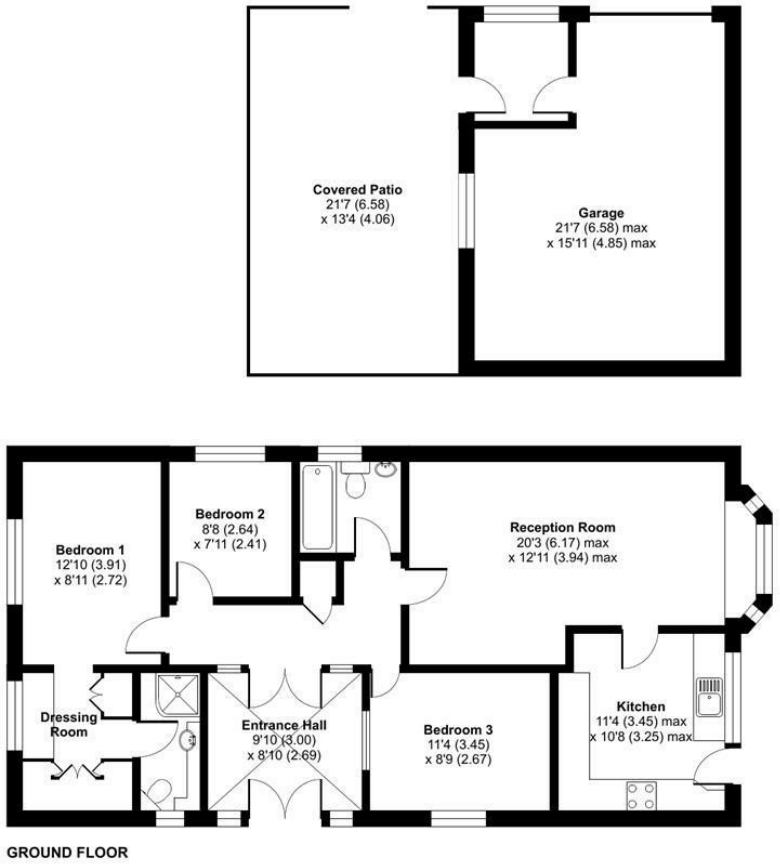
Additional Information
All main services connected.

Tenure
Freehold



Nickleby Road, Clanfield, Waterlooville, PO8

Approximate Area = 1015 sq ft / 94.2 sq m
Garage = 346 sq ft / 32.1 sq m
Total = 1361 sq ft / 126.4 sq m
For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer

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: 844362

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