



Hanbury Square, Petersfield

£1,850 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Hanbury Square, Petersfield

Williams of Petersfield are thrilled to be bringing to the market this immaculately presented three bedroom detached house on the popular Ramshill Estate. Available Middle September 2023.

Nestled at the end of a cul-de-sac with a car port, allocated parking spaces and an attractive garden housing a shed/workshop, this property has a lot to offer. The property is immaculately presented throughout.

On the ground floor there is a spacious entrance hall which leads onto the principal rooms; the living room with French doors out onto the gardens patio, a modern kitchen with assortment of fitted units, a separate dining room and downstairs toilet.

On the first floor are the three bedrooms, the main bedroom with ample built in wardrobes and en suite shower. The second bedroom is also a well proportioned double bedroom with the third bedroom being best suited to a single bed or for use as a study/home office. The third bedroom also benefits from a freestanding wardrobe offering additional storage space. Completing the accommodation, the modern family bathroom with a shower over the bath.

Externally the garden has been beautifully kept and is easy to maintain with mature borders, a lawn and lovely patio space ideal for summer BBQ's. The shed/workshop offers great external storage space.

Pets considered.

Council Tax Band - D

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 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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 472 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 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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