



Rushes Road, Petersfield

Offers Over £325,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Rushes Road, Petersfield

We are pleased to offer to the market this two bedroom semi-detached house situated in the ever popular area of Rushes Road, Petersfield. The property is located within walking distance of Petersfield town centre with its many shops and amenities, as well as the mainline station giving direct access to London Waterloo.

The accommodation on offer comprises to the ground floor; entrance porch with cloakroom, entrance hallway leading to living room and separate dining room, the kitchen and conservatory complete the ground floor. To the first floor are two double bedrooms and the family bathroom. The property is in good order but would benefit from some modernisation.

Externally, there is a mature rear garden which is mainly laid to lawn with abundant flower and shrub borders. To the front, there is a garden with a pathway leading to the front door. On street parking.

We anticipate early interest in this centrally located property and would highly recommend a viewing.

EPC - E

Council Tax Band - D



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 connected.

Tenure

Freehold.

Energy Efficiency Rating

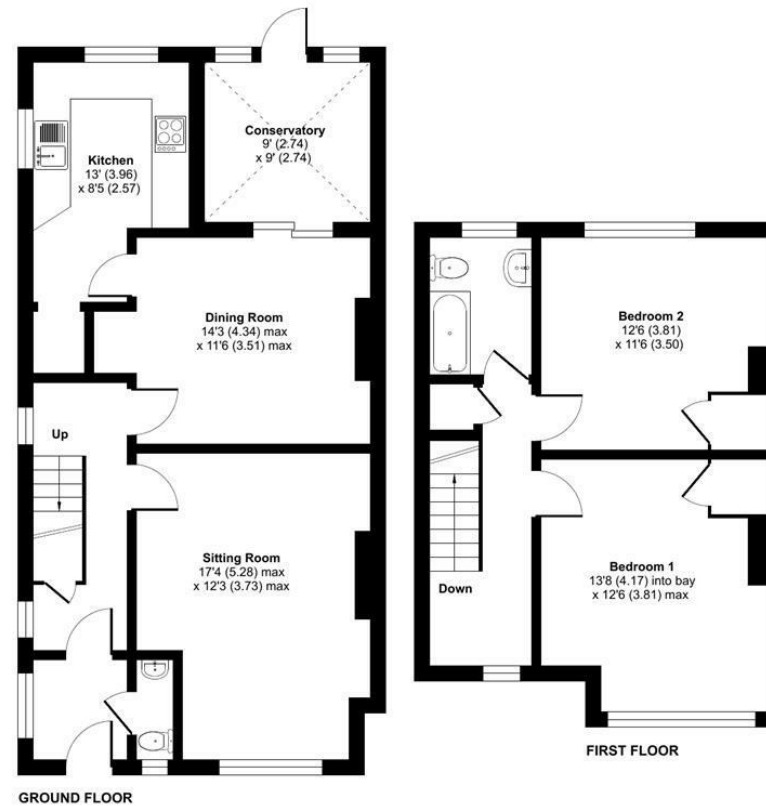
| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | 51 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Rushes Road, Petersfield, GU32

Approximate Area = 1130 sq ft / 105 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: 866426

Williams of Petersfield

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