



Luker Drive, Petersfield

£1,600 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Luker Drive, Petersfield

Situated in a pleasant setting looking out over a small park and children's play area, this terrace home is located on the popular Rams Hill development near to Churchers College.

Boasting two brilliantly spacious bedrooms, one of which enjoys an en-suite shower room, while the second bedroom is adjacent to the modern bathroom. A fitted kitchen sits to the front of the house looking out to the green and is semi open-plan to the living room with a breakfast bar accessible from both rooms.

Additionally, the property has double glazing, gas central heating and a ground floor cloakroom. Behind the garden, the original garage which has previously been configured as a store and office/playroom with pedestrian door to the garden.

Council Tax Band - C
EPC - 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, Tesco 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.

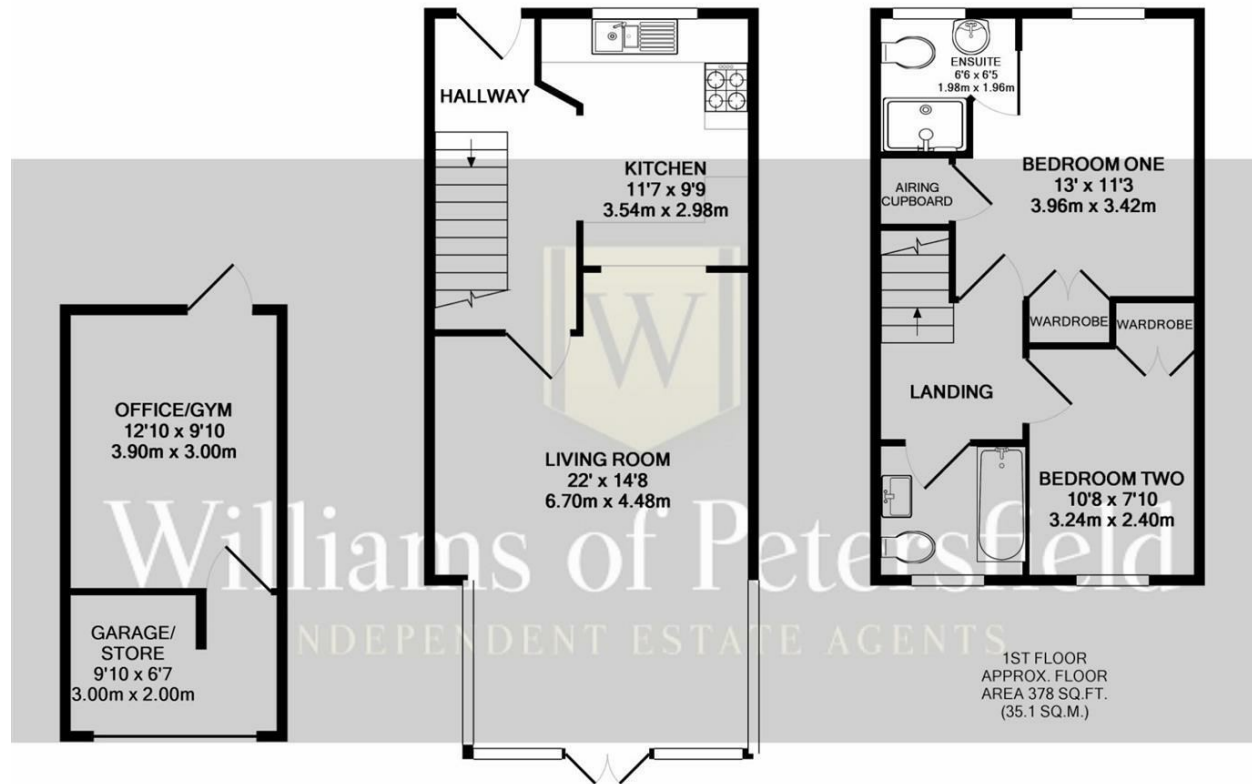
Local authority

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		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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GROUND FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.3 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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