



Dragon Street, Petersfield

Asking Price £250,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Dragon Street, Petersfield

A great opportunity to buy this unique historic property a moments walk from the heart of the lovely Petersfield town. This makes for a great income generating investment opportunity.

With versatile and spacious accommodation over two floors, this property has a lot on offer.

The property is accessed by a flight of stairs which has some space to hang coats and store your shoes. The first floor has a spacious lounge which overlooks Dragon Street with a feature fireplace, generous kitchen/breakfast room, family bathroom with a separate toilet and two bedrooms.

There is a further staircase leading to two additional bedrooms both of which are great sizes.

EPC - Exempt

Council Tax Band - C

Leasehold - 999 Year Lease

Freehold is currently being negotiated - service charge estimated £1500 - £2000 annually



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

Leasehold



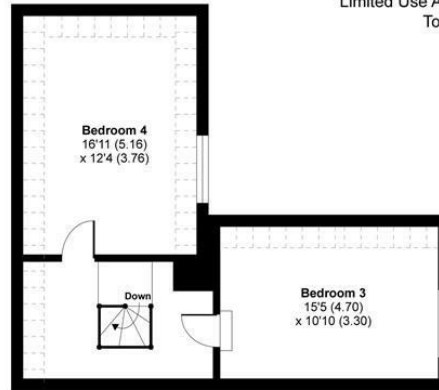
Dragon Street, Petersfield, GU31

Approximate Area = 1330 sq ft / 123.5 sq m

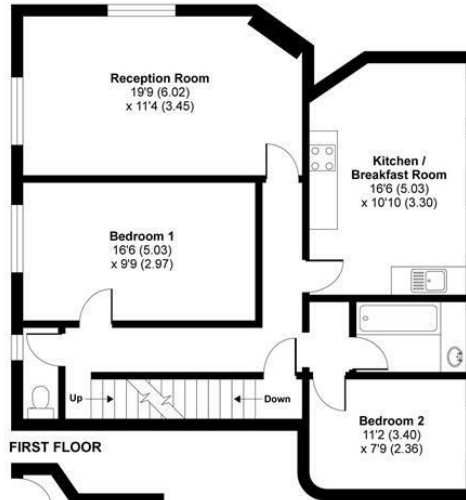
Limited Use Area(s) = 101 sq ft / 9.4 sq m

Total = 1431 sq ft / 132.9 sq m

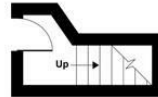
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Williams of Petersfield. REF: 769081

Williams of Petersfield

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