



The Spain, Petersfield

£1,250 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# The Spain, Petersfield

Williams of Petersfield are pleased to offer for let this beautiful two bedroom period house in the heart of Petersfield.

The property, being a listed building, oozes character and charm and has wealth of period features throughout. The living room is a good size and has ample space for a dining table as well as living room furniture. There are exposed original beams and a large brick fireplace (non-working) making this room cosy and inviting.

The kitchen is a modern replacement and features some built in appliances and also has some additional storage under the stairs. There is also access to the downstairs W.C. and to the garden.

Upstairs there are two bedrooms which can both accommodate double beds. The larger of the two bedrooms has a built in wardrobe and the original beams and period features continue through bathrooms.

The bathroom has been tastefully updated and carefully finished. There is a wonderful freestanding roll top bath as well as a wash basin vanity unit and a W.C. Outside to the rear there is a small and low maintenance courtyard which is South-East facing and has a small shed for storage. The location of this house is ideal; with Petersfield Square being just 150 yards away and the train station being approximately 5 minute's walk.

NO PETS

Council Tax Band - D

EPC - Exempt




## Location

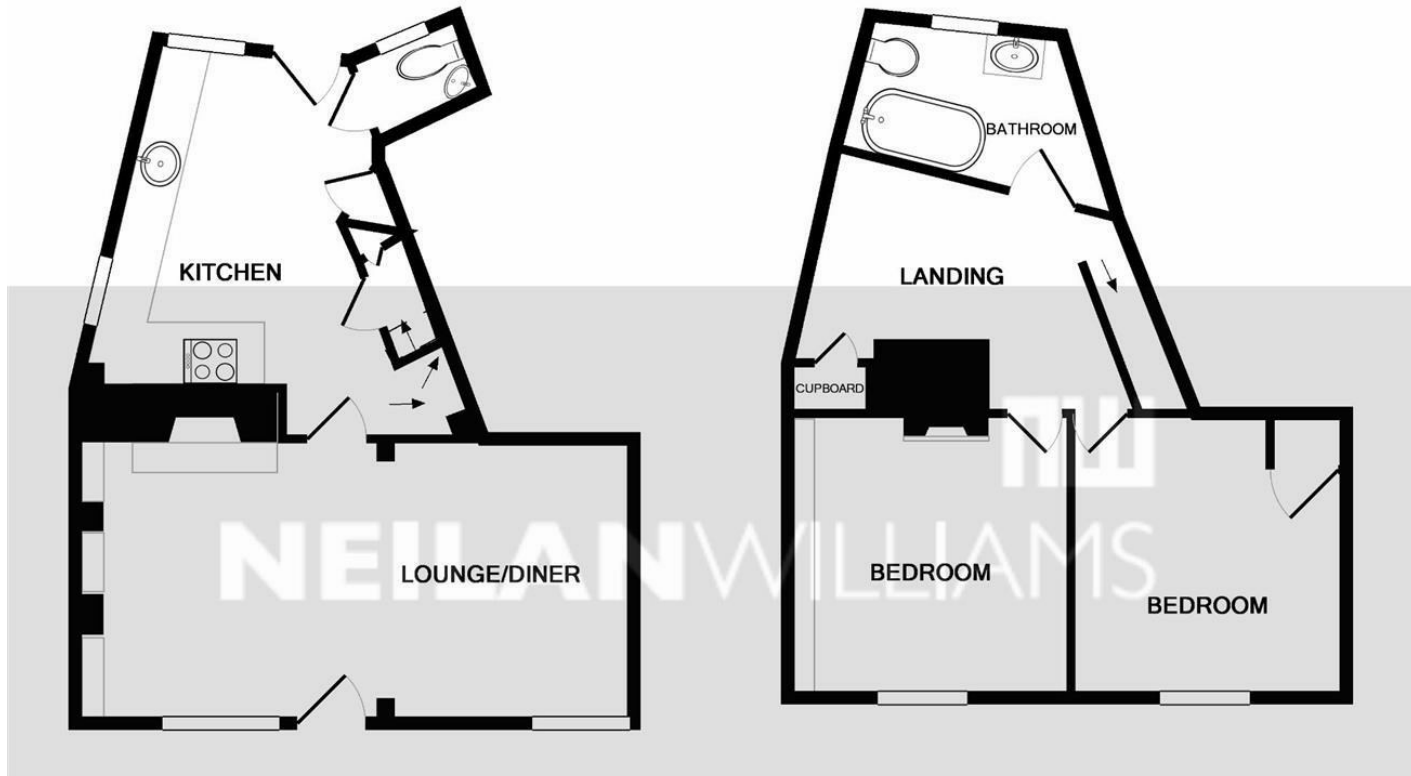
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 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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## Williams of Petersfield

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