



North Road, Petersfield

Offers Over £475,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

North Road, Petersfield

Immerse yourself in the perfect blend of comfort and style with this exceptional three-bedroom period mid-terrace house on North Road, Petersfield. Enjoying a prime location just a stone's throw from Petersfield town centre and the mainline train station. The vendors have lovingly retained all character features.

Step through the door into a world of warmth and history, where the inviting woodwork sets the tone for a home that embraces its period authenticity. The journey begins with a bright dining room featuring a charming fireplace, seamlessly connected to the newly refurbished kitchen adorned with beautiful wooden flooring. The kitchen, thoughtfully positioned for easy access from both the dining and living areas, opens up to a delightful garden view.

The living room, provides a sanctuary of relaxation with its high ceilings and a welcoming log burner. The ground floor also reveals a newly fitted bathroom and a discreet utility area with plumbing, offering the added convenience of underfloor heating. The vendors have installed versatile storage ideas throughout.

Venture upstairs to discover three thoughtfully designed bedrooms. The second bedroom's high ceilings and ample windows flood the space with natural light. The spacious first bedroom presents the potential for an en-suite, while the third bedroom offers versatility as a single room or a home office. A convenient W.C. completes the upper level.

Step outside to a southwest-facing garden with a new terracotta patio. The addition of a maturing cherry laurel along the back will enclose the property from the rear.

EPC - C
Council Tax - 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 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

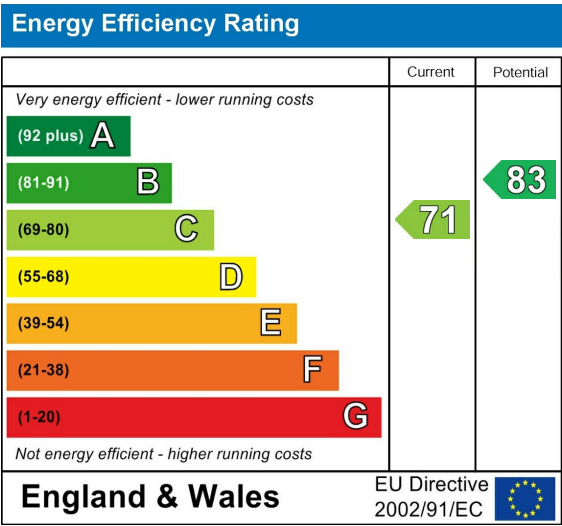
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services

Tenure

Freehold



North Road, Petersfield, GU32

Approximate Area = 943 sq ft / 87.6 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 997 sq ft / 92.6 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 2023. Produced for Williams of Petersfield. REF: 1061667

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopfetersfield.co.uk www.williamsopfetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.