



St Peters Road, Petersfield

Price Guide £340,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

St Peters Road, Petersfield

Introducing a charming end-of-terrace house in the heart of Petersfield, Kings Court. Located mere moments from Petersfield town centre and a brief stroll from the mainline train station, this delightful two-bedroom house offers convenient town living with an array of shops and cafes at your fingertips.

Step into the property's welcoming entrance hall boasting practical storage and a convenient W.C. The open-plan living/dining area exudes warmth and light, seamlessly integrating with the kitchen, which overlooks a private courtyard garden.

Upstairs you'll be greeted with two generously sized double bedrooms, one featuring ample built-in wardrobe space. Completing the upstairs is a well-appointed bathroom offering comfort and functionality.

This residence boasts not only a delightful private garden but also the convenience of town centre living, complemented by an exclusive allocated parking space accessible via gated entry.

EPC - C
Council Tax - 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

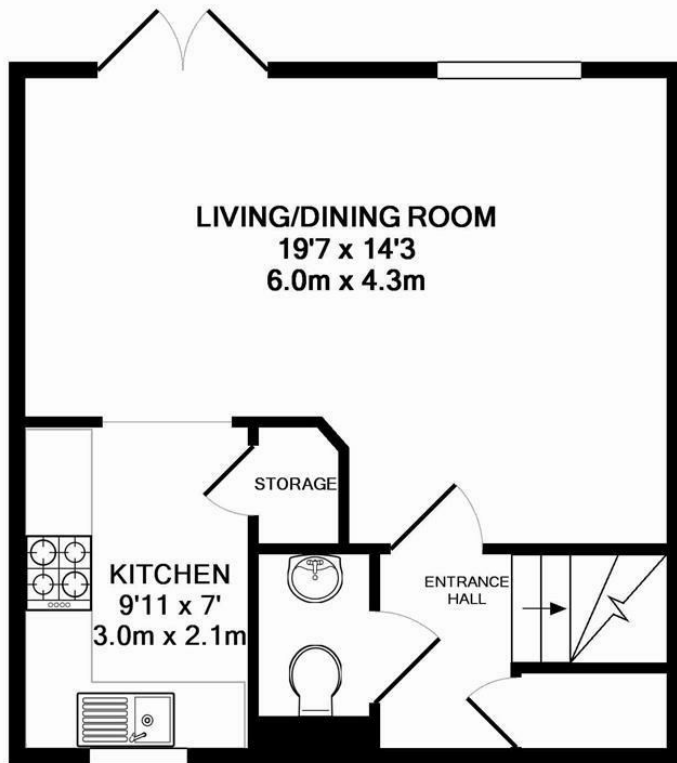
Tenure

Freehold

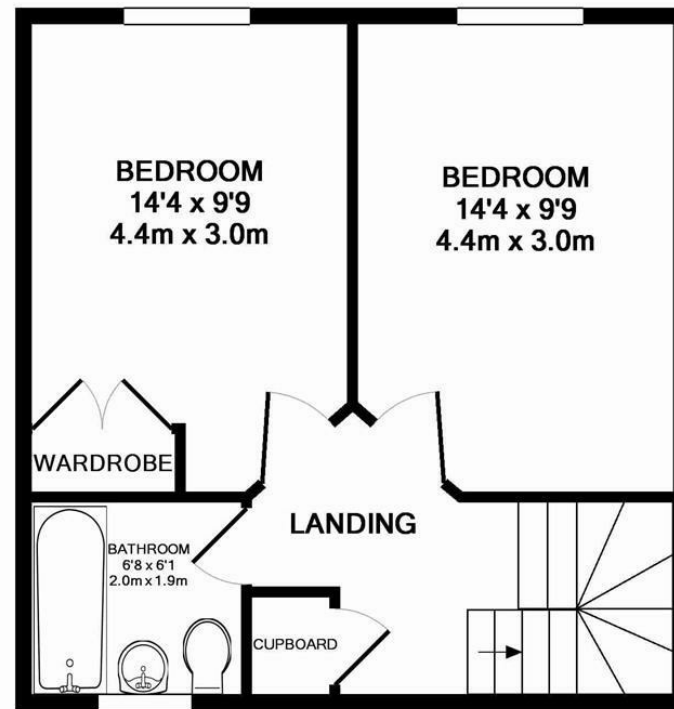
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.8 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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