



Dukes Close, Petersfield

Offers Over £280,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Dukes Close, Petersfield

Conveniently located with easy access to both the A3 and the mainline railway station, this two-bedroom terraced house on Dukes Close offers an ideal living space in Petersfield.

Tucked away in a quiet residential cul-de-sac on the west side of Petersfield, this delightful home welcomes you with an inviting living room, leading to a contemporary kitchen/breakfast room. The kitchen, equipped with modern appliances, opens onto a lovely private garden.

The garden is predominantly laid to lawn, with a small patio area accessible from the kitchen and a useful garden shed. A rear gate provides convenient access to the dedicated parking space behind the house.

Upstairs, the property features two bedrooms: a spacious double and a versatile second bedroom that could also be used as an excellent office space. The bathroom has been upgraded and now offers a walk in shower, completing the upstairs layout.

The rear gate leads out to the parking space at the back of the house.

No onward chain.
Awaiting Probate
Council Tax - C
EPC - 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

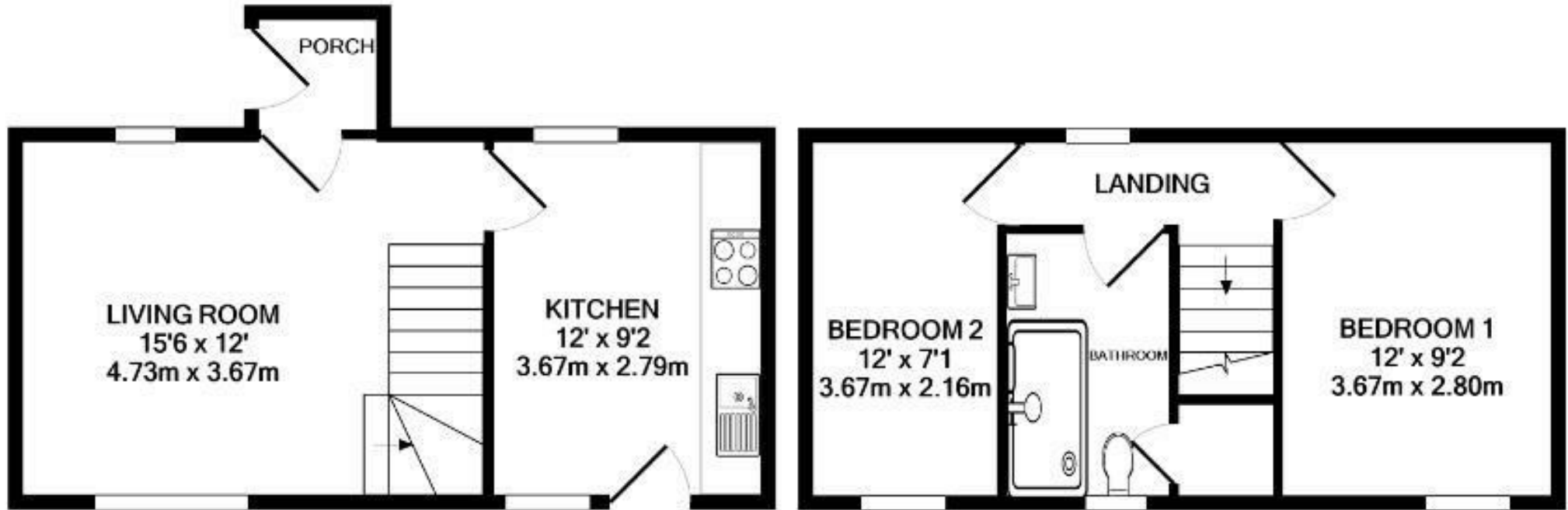
All main services

Tenure

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		73	
(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

1ST FLOOR

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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