



Rival Moor Road, Hampshire

Price Guide £330,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Rival Moor Road, Hampshire

Situated on Rival Moor Road, this three-bedroom home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Conveniently positioned out of Petersfield town centre, yet still within walking distance of local amenities and the mainline train station. The property benefits from its own private driveway and is sold with no onward chain.

Upon entering, the entrance hall provides space for coats and boots before leading into the spacious open-plan living and dining area, perfect for entertaining. A charming fireplace adds character, while French doors in the dining area open onto the garden, creating a lovely indoor-outdoor flow. The kitchen has ample storage cupboards, a larder, and offers direct garden access.

Upstairs, you'll find three well-proportioned bedrooms, two generous doubles and a comfortable, alongside a family bathroom.

The rear garden is laid to lawn with a convenient access gate. at the rear.

Please note these photos are not current, we recommend viewing in person to see its current condition.

EPC - D

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

Additional Information

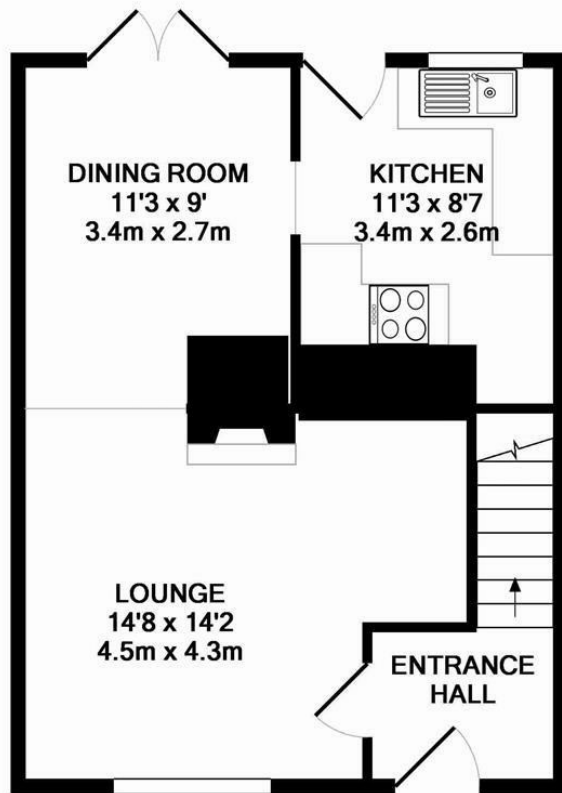
All main services

Tenure

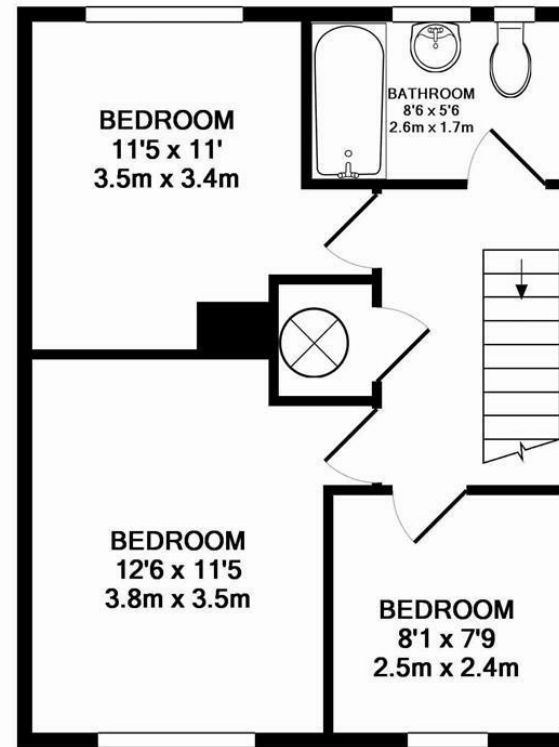
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(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 393 SQ.FT.
(36.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 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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