



Balmoral Way, Petersfield

**Offers Over £285,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Balmoral Way, Petersfield

Located on Balmoral Way, this two-bedroom terraced home is a fantastic opportunity for investors, first time buyers, or those looking to put their own stamp on a property. Perfectly positioned just a stone's throw from Petersfield town centre and minutes away from the mainline train station, it offers convenience and great potential, with easy access to London Waterloo.

The ground floor features a spacious open-plan living and dining area, with sliding patio doors leading to a private garden. The kitchen provides ample storage space, while a downstairs W.C. and additional storage cupboard enhance practicality. There is also an opportunity to maximise the under-stair space with built-in storage solutions.

Upstairs, the first bedroom is a comfortable double, and the second bedroom benefits from built-in storage. A well appointed family bathroom completes the upper level.

Externally, the property boasts a private rear garden with a rear access gate, as well as a carport offering one parking space. While some updating is required throughout, this property presents an exciting chance to create your perfect living space.

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

EPC - D

Council Tax - C

No onward chain

Maintenance charge - £250 per annum.



## 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

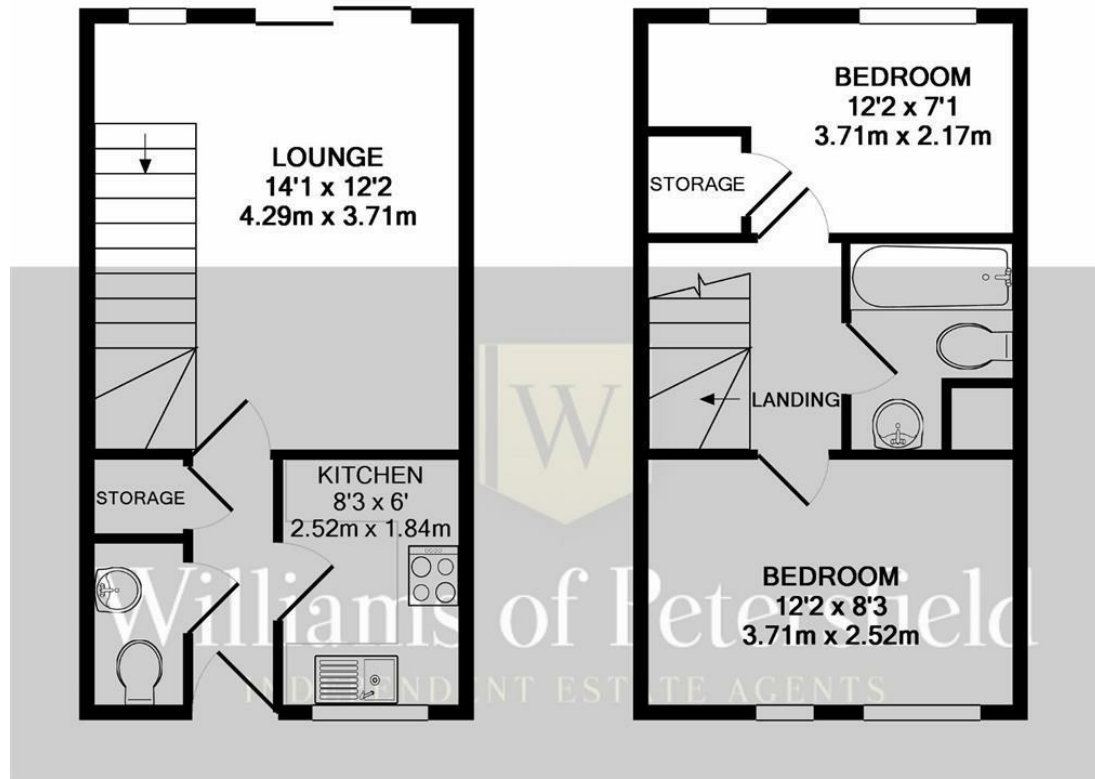
Electric heating

## Tenure

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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 272 SQ.FT.  
 (25.3 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 272 SQ.FT.  
 (25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 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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