



Balmoral Way, Petersfield

Price Guide £250,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Balmoral Way, Petersfield

We are delighted to present this two-bedroom house on Balmoral Way, which is a fantastic opportunity for first-time buyers, young families, or downsizers seeking a spacious and well-located home. Ideally positioned just a short walk from Petersfield train station and the vibrant town centre, this vacant property is ready for immediate occupation and offers generous living space throughout.

The entrance hallway provides room for coats and shoes and leads to a convenient downstairs W.C. The kitchen is fitted with white cupboards, offering a bright and functional space with all plumbing in place for your appliances, ready for personal touches to make it your own.

The large living and dining area is a real highlight, featuring wide sliding doors that fill the room with natural light and create a warm, welcoming atmosphere. From here, sliding doors open into the conservatory, an excellent addition that can serve as a second sitting area or garden room. The conservatory flows beautifully into the south-facing rear garden, complete with a patio and lawn, a perfect spot for relaxing in the sun.

Upstairs, there are two comfortable bedrooms, including a spacious main double with built-in storage and a bright second bedroom ideal for guests or a home office. The family bathroom includes a bath with the convenience of a shower over it.

Outside, the property benefits from off-road parking and easy access to local amenities, schools, and transport links.

Offering space, light, and convenience in one of Petersfield's most sought-after residential roads, this well-proportioned home is full of potential and ready to welcome its next owners. Early viewing is highly recommended.

EPC - D
Council Tax - C
Maintenance Charge Per Annum - £250



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

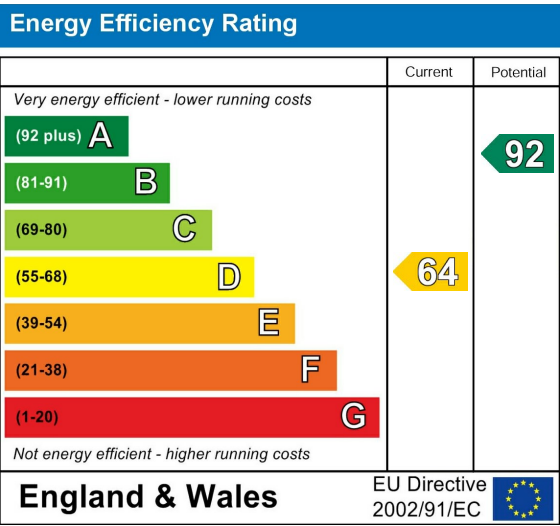
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

Maintenance Charge of £250 Per Annum

Tenure

Freehold





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