



Rushes Road, Petersfield

**Price Guide £425,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Rushes Road, Petersfield

We are pleased to offer to the market this four bedroom terrace house situated in the ever popular area of Rushes Road, Petersfield. The property is located within walking distance of Petersfield town centre with its many shops and amenities, as well as the mainline station giving direct access to London Waterloo.

The accommodation on offer comprises to the ground floor; entrance hallway leading to living room and separate dining room and to the kitchen, completing the ground floor. To the first floor are two double bedrooms and the a large shower room. On the second floor, we are welcomed with two double bedrooms, allowing extra space and generous guest or family bedrooms.

Externally, there is a mature rear garden which is laid to lawn with gated borders, allowing privacy and generous garden space for outdoor activities. To the front, there is a double driveway.

We anticipate early interest in this centrally located property and would highly recommend a viewing.

EPC - Pending / Tax Band - 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, Tesco 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

## Tenure

Freehold

## Additional Information

All main services

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	





Total area: approx. 126.6 sq. metres (1362.6 sq. feet)

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6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

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