



Lower Heyshott, Petersfield.

Guide Price: £600,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Lower Heyshott, Petersfield. GU31 4PZ

Located within a level walk of Petersfield Town Centre, this detached bungalow is offered with no onward chain and is situated in a residential cul-de-sac on the ever-popular Herne Farm development. With accommodation comprising of a 19ft dual aspect sitting room with feature fireplace and patio doors to the rear garden, a dining room, modern fitted kitchen, plus utility room. Bedroom One enjoys an en-suite bathroom and built in wardrobes, bedroom two also has built in wardrobes and is serviced along with the third bedroom by a modern shower room. Attached is a garage with driveway and pedestrian access to the rear garden which is paved and lawned, while the front garden is designed for low maintenance and looks over an area of lawn. The bungalow enjoys gas central heating and replacement double glazing.



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. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national 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.

Local Authority

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

Tenure

Freehold

Additional Information

All mains services

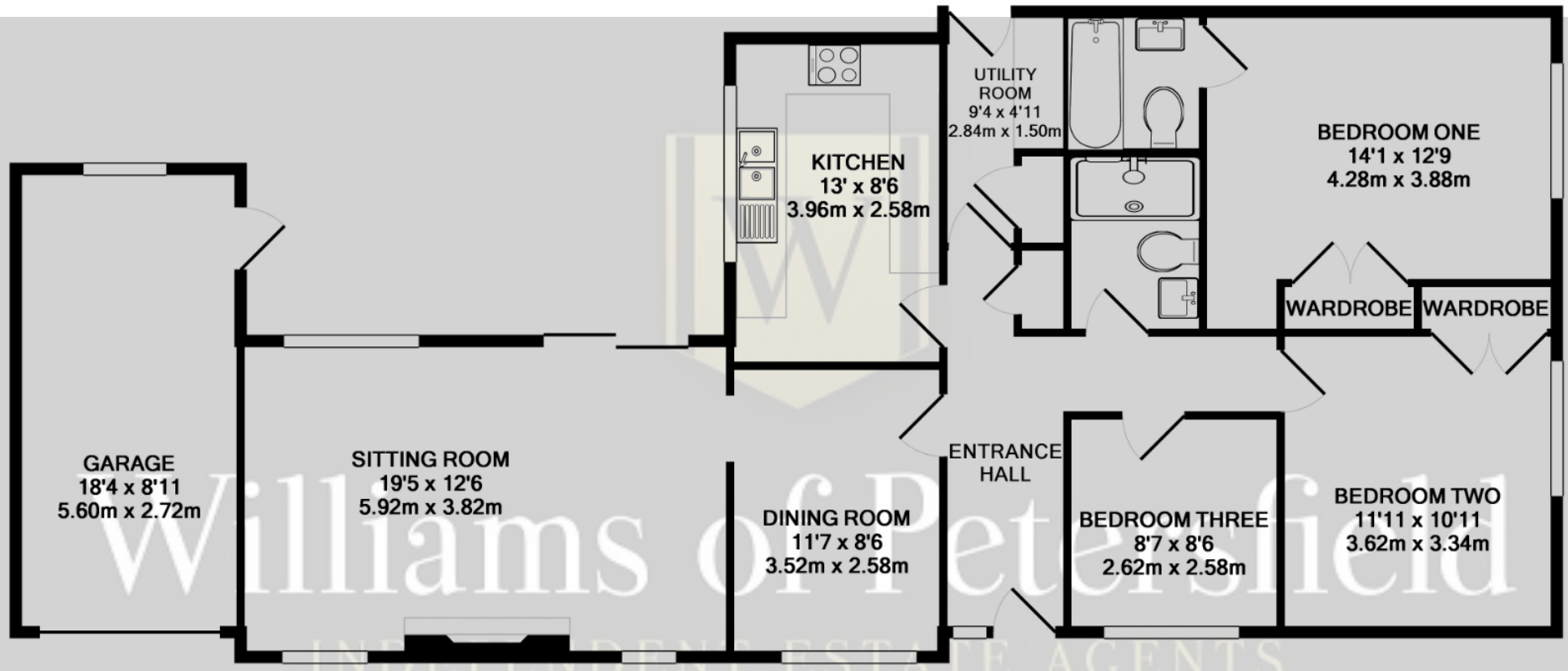
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	73
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	68
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.





TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 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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Williams of Petersfield

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