



Jolliffe Court, Petersfield

£1,200 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Jolliffe Court, Petersfield

Williams of Petersfield are pleased to offer for let this superbly located two bedroom house in Petersfield. This exclusive and private development is available for those aged over 55 and is just a few hundred yards to the town centre.

There is ample living space on the ground floor including a large L shaped living room, a separate reception room which could make a good study and a very large conservatory to the rear.

The modern fitted kitchen accesses all rooms and has a built in oven and gas hob. There is also a W.C. on the ground floor for convenience.

Upstairs there are two double bedrooms, both are spacious and one has an en-suite W.C. whilst the other has large built in wardrobes. A modern shower room completes the accommodation upstairs.

Outside, the property has a small garage to the front which would be very useful for storage (not large enough to house a vehicle) and a small patio to the rear measuring approximately 8ftx6ft.

This fantastic opportunity is rarely available.

EPC - C

Council Tax band - D

No pets



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

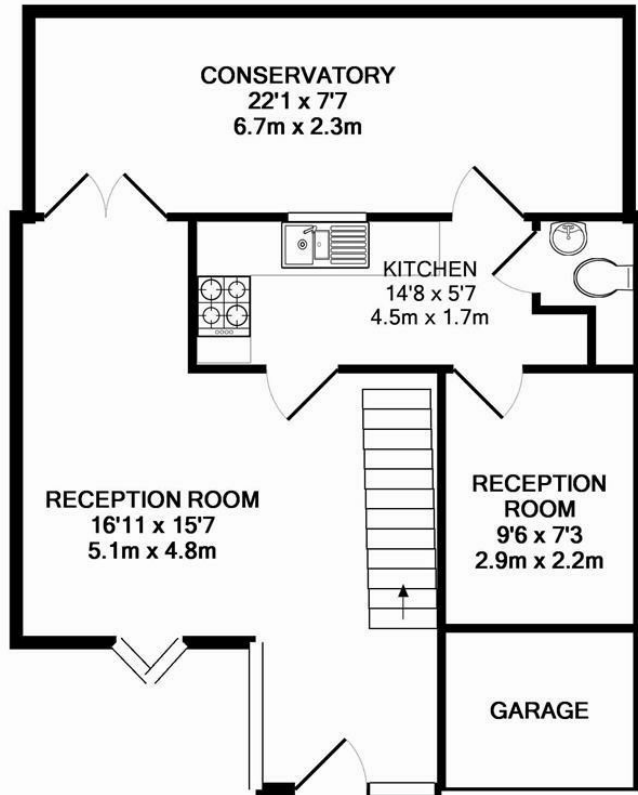
Additional Information

All main services

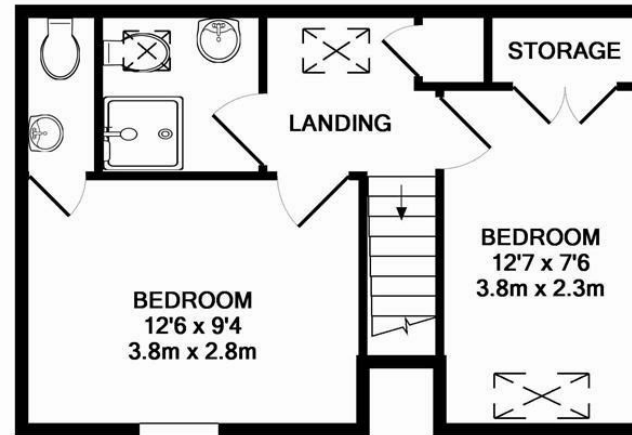
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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 602 SQ.FT.
(55.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 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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