



Balmoral Way, Hampshire

Offers Over £310,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Balmoral Way, Hampshire

Welcome to this charming two-bedroom house, perfect for young families or first-time buyers. Ideally located just minutes from Petersfield Train Station and the bustling town centre, this home is ready for you to move in and enjoy.

The inviting hallway offers ample space for jackets and coats, along with a convenient downstairs W.C. The kitchen is beautifully appointed with white cupboards, wooden worktops, and plumbing for your washing machine. The wooden floors throughout the downstairs add a touch of elegance to the open living space.

The spacious living room includes a designated seating area and smartly built-in storage under the stairs, complete with a TV stand. French doors open onto a beautiful garden with a patio area, perfect for outdoor seating, and a handy shed. An access gate at the rear of the garden adds extra convenience.

Upstairs, the spacious double bedroom includes built-in wardrobe space. The newly refurbished bathroom offers both a bath and shower as well as half boarded loft space. The second bedroom is versatile, ideal as a home office or guest room, with additional storage space.

This home also includes a designated parking space in a carport. Don't miss out on this fantastic opportunity to own a beautiful home in a prime location!

Council Tax - C

EPC - D

Service Charge & Ground Rent - £240 p.a



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

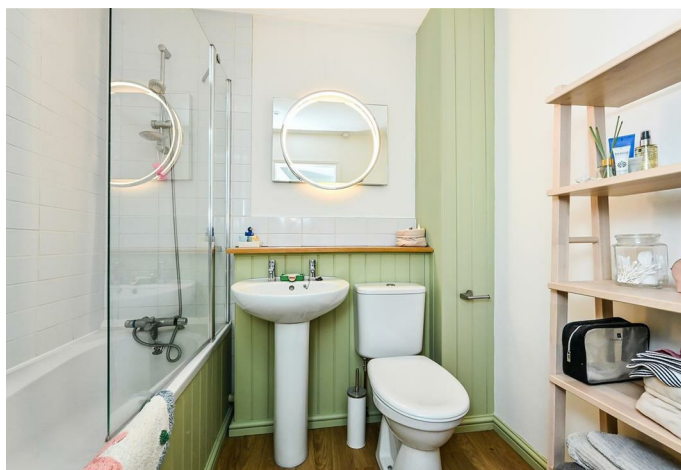
Additional Information

All main services
Electric Heating

Tenure

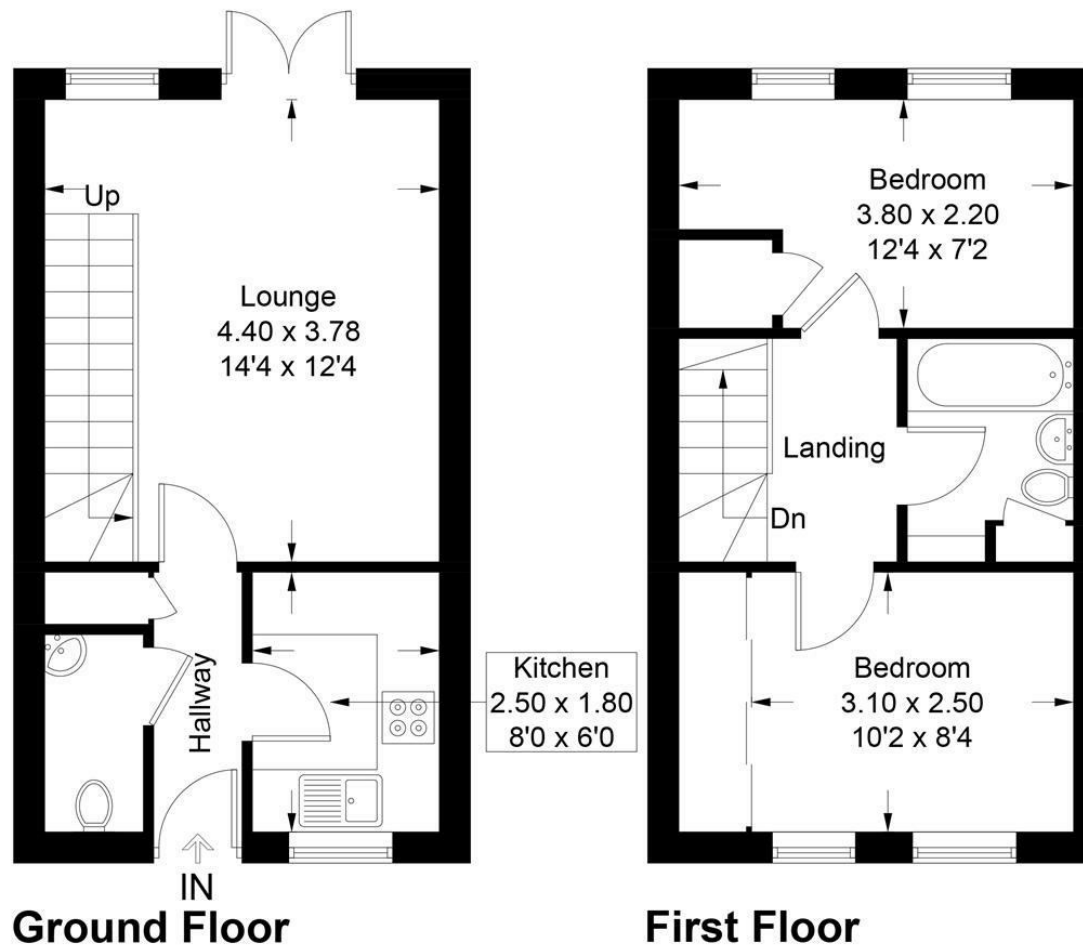
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Balmoral Way, GU32 2HE

Approximate Gross Internal Area = 51.1 sq m / 550 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1102902)

Williams of Petersfield

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

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

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.