



King George Mews, Petersfield

Asking Price £365,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS



# King George Mews, Petersfield

\*No Onward Chain\*

Introducing a wonderful opportunity to own a two-bedroom house situated in the heart of Petersfield, King George Mews. This property boasts an enviable location, just moments away from the train station and Petersfield town centre, ensuring convenience at your doorstep. The kitchen has been newly refurbished.

Upon entry, you're greeted by a well-appointed kitchen with a large window overlooking the front, flooding the space with natural light. The expansive living room offers versatile living and dining areas, complemented by ample built-in wardrobe space. A downstairs W.C adds to the convenience of the layout.

Upstairs, two generously sized bedrooms await. The master bedroom features a unique layout with an adjoining dressing area and built-in wardrobes, while the second bedroom offers comfort and functionality. A family bathroom completes the upstairs.

The living room seamlessly transitions to a small outdoor area and includes a designated parking space. Although in need of modernization, this property presents endless potential to create your dream home.

Council Tax - D  
EPC - 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, 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

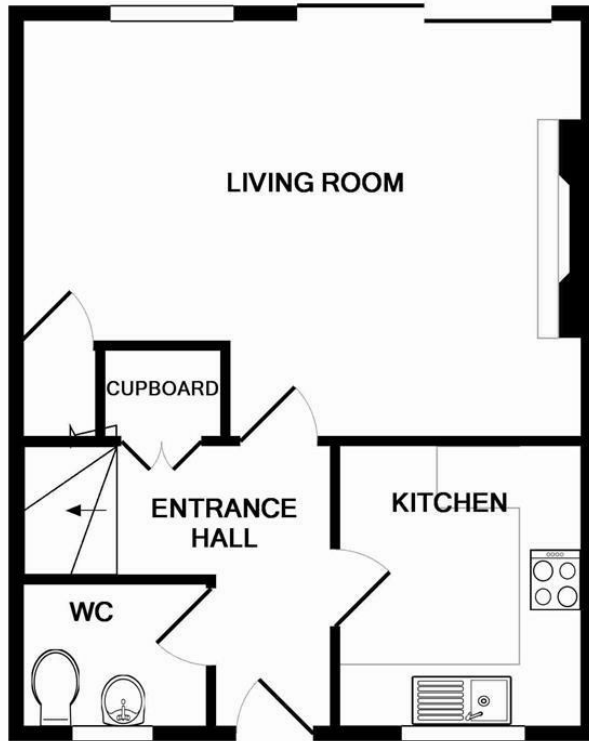
All main services

## Tenure

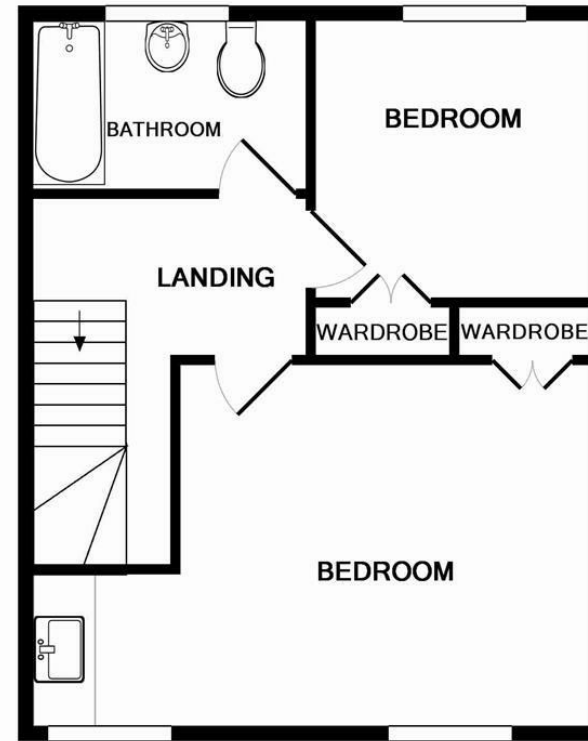
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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	





GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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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