



North Road, Petersfield

Price Guide £485,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

North Road, Petersfield

No Onward Chain

Nestled in the heart of town on North Road, this charming three-bedroom character property is a true gem. Just a short stroll from Petersfield mainline train station, this home offers both convenience and comfort.

The front door leads to the living room featuring a brick fireplace. The adjoining dining room, with its original wooden floors and charming log burner, is perfect for entertaining, seamlessly flowing into a modern, well-appointed kitchen.

At the rear of the property, a practical utility room with plumbing, a downstairs W.C., and garden access provides added convenience. The dining room opens through French doors to a delightful patio area with a canopy.

Upstairs, you'll find three well-proportioned bedrooms, two of which feature built-in wardrobes. The elegant bathroom is complete with a skylight.

The south-facing garden is a retreat, offering a mix of patio, gravel, and stepping stones leading to a second seating area and an outdoor office and rear access.

Council Tax - C
EPC - D



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) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



North Road, GU32

Approximate Gross Internal Area = 92.4 sq m / 994 sq ft

Outbuilding = 4.5 sq m / 48 sq ft

Total = 96.9 sq m / 1042 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. (ID1114662)

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