



Borough Road, Petersfield

**Offers Over £405,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Borough Road, Petersfield

This three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to put their own stamp on a property. While it would benefit from modernisation throughout, it's brimming with potential to create a truly special home.

Ideally located just a short stroll from Petersfield town centre, the mainline train station, and well-regarded local schools, the property is perfect for families or those who enjoy the convenience of nearby amenities.

To the front, a welcoming garden and driveway with space for one vehicle. Inside, the generous entrance hall opens into a bright, dual-aspect living and dining area, offering plenty of natural light. The kitchen provides ample worktop and storage space. Through the kitchen, you'll find a practical utility room and a convenient downstairs W.C.

Upstairs, you'll find two spacious double bedrooms and both of them feature built-in wardrobes. A well-sized single bedroom with additional storage a modern shower room completes the upper floor.

Along with pleasant views over the expansive south-facing garden, there is side access, a shed, and a lawn ready for landscaping. There is a useful brick-built storage cupboard as well, ideal for further storage.

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

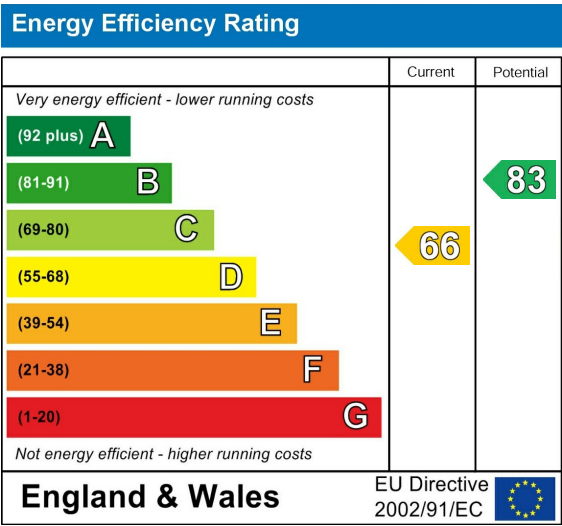
East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX

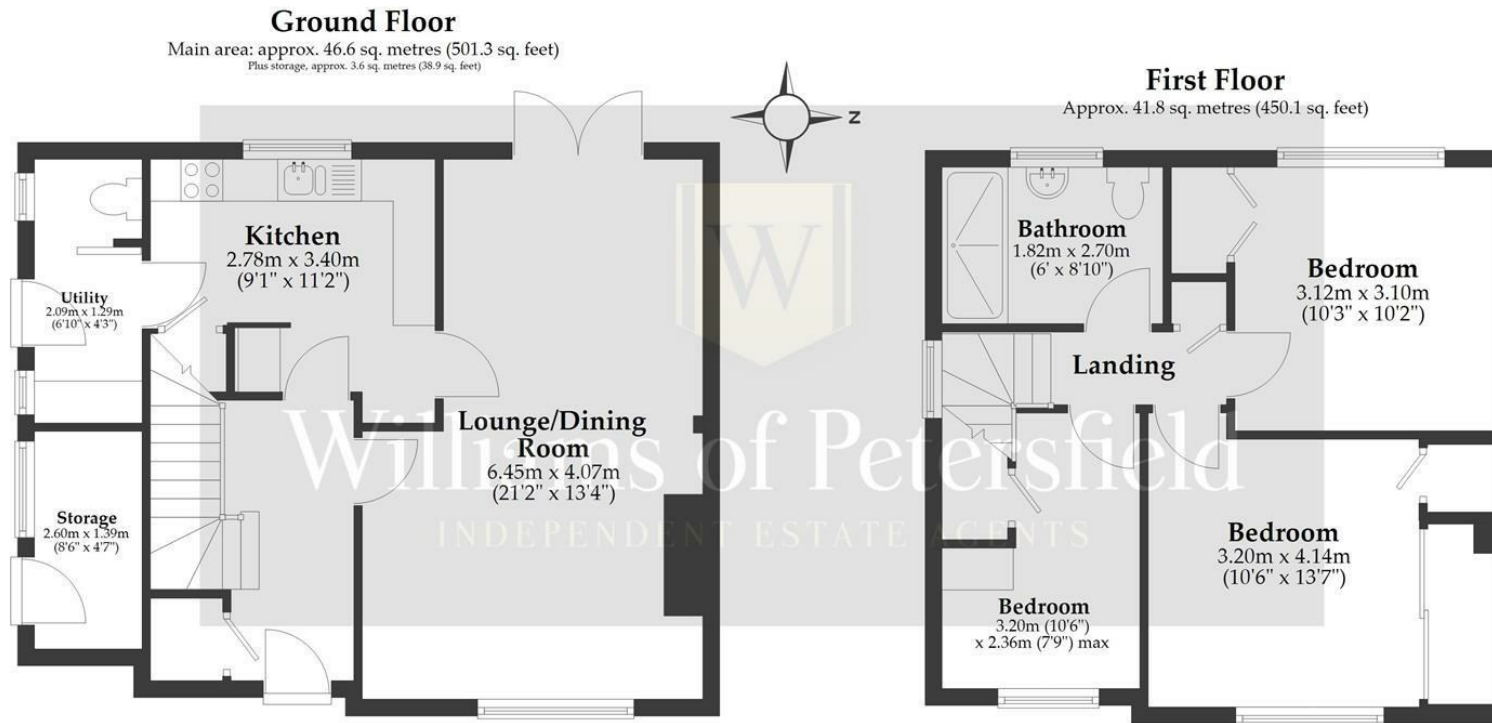
Additional Information

All main services

Tenure

Freehold





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## Williams of Petersfield

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