



39 Charlton Drive, Petersfield

Offers in Region of £315,000

# 39 Charlton Drive

Petersfield, Petersfield

Ideally positioned within the sought-after Ramshill Development, this charming two bedroom maisonette offers a unique Coach House style living experience. Boasting an ideal investment opportunity, this property is perfect for discerning buyers seeking a blend of comfort and convenience. As you step inside, you are greeted by a spacious sitting room, creating a welcoming ambience for relaxation or entertaining guests. The kitchen provides a delightful space for culinary adventures, while the en-suite in the master bedroom and a family bathroom ensure practicality and comfort. With the added bonus of a convenient garage, this property promises a seamless lifestyle for its lucky owners.

Council Tax band: C

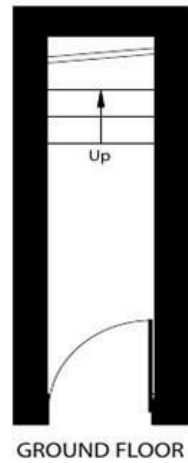
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

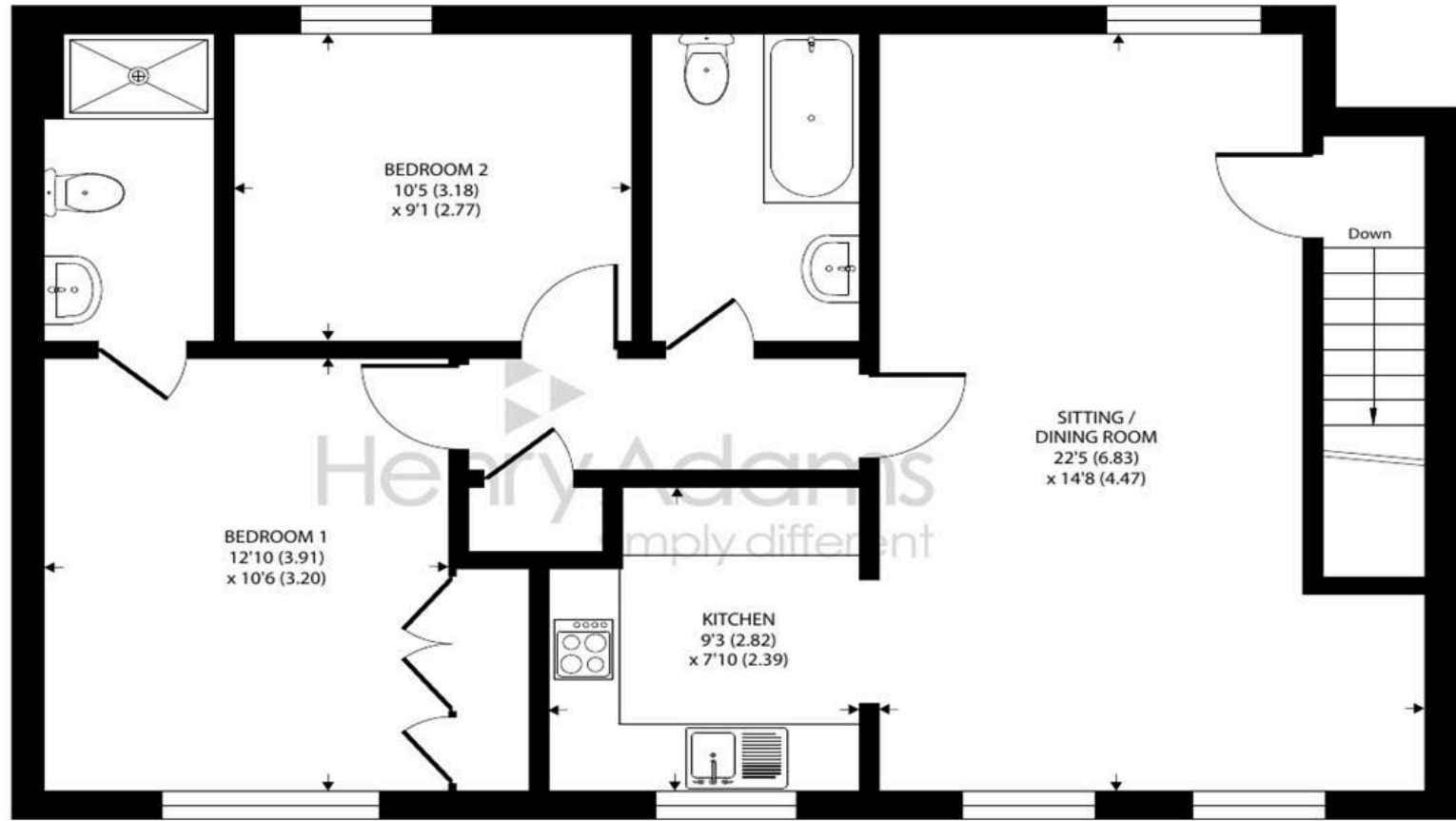
EPC Environmental Impact Rating: C

- Coach House Style
- Ideal Investment Opportunity
- Spacious Sitting Room
- Garage
- Popular Ramshill Development
- En-suite & Family Bathroom





GROUND FLOOR



FIRST FLOOR

## 39 Charlton Drive

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henry Adams. REF: 880035



## Henry Adams - Petersfield

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.