Collingwood Way, Petersfield

Price Guide £390,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Collingwood Way, Petersfield, GU31 4QJ

A well-presented two-bedroom terraced townhouse, offering modern living throughout.

The ground floor features a bright and stylish living space with hardwood flooring throughout, complemented by large bay windows with bespoke white wooden shutters by Hillarys. The modern fitted kitchen is finished with Villeroy & Boch tiled flooring, pure black solid granite worktops, and includes integrated appliances such as a dishwasher, washer/dryer, and fridge freezer. A convenient ground floor cloakroom with sink is also included. The living area opens onto an enclosed rear garden, with patio doors and matching shutters, and incorporates a dedicated office space. LED lighting is installed throughout the floor areas, enhancing the contemporary feel.

To the upper floor, there are two well-proportioned bedrooms, both recently updated with new carpets, along with a modern family bathroom featuring a freestanding rolled-top bath with wall-mounted taps, an integrated sink unit, and built-in storage. The second bedroom benefits from fitted wardrobes, while the principal bedroom is a spacious room with white wooden shutters by Hillarys, double fitted wardrobes, and access to a private en-suite. The en-suite incorporates a horizon-style shower cubicle, chrome radiator, corner WC, and full tiling.

Additional benefits include a fully insulated and boarded loft space with ladder access, providing excellent storage alongside a new boiler fitted in 2023 with 10 year warranty. The property is finished throughout in a clean white matte décor, creating a bright and contemporary feel. The attic space also has potential to create a further bedroom and Bathroom subject to planning permission.

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

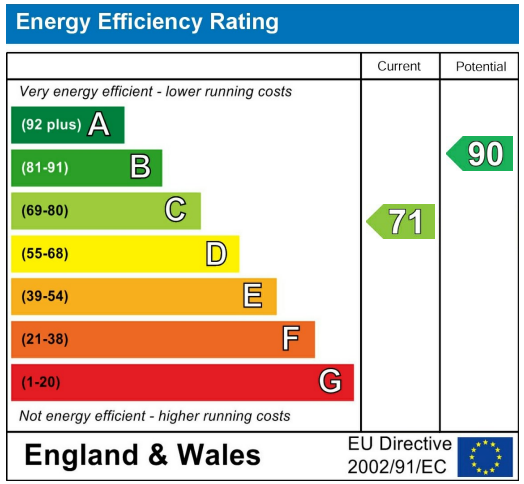
Additional Information

All main services

Tenure

Freehold

EPC - C
Tax Band - C



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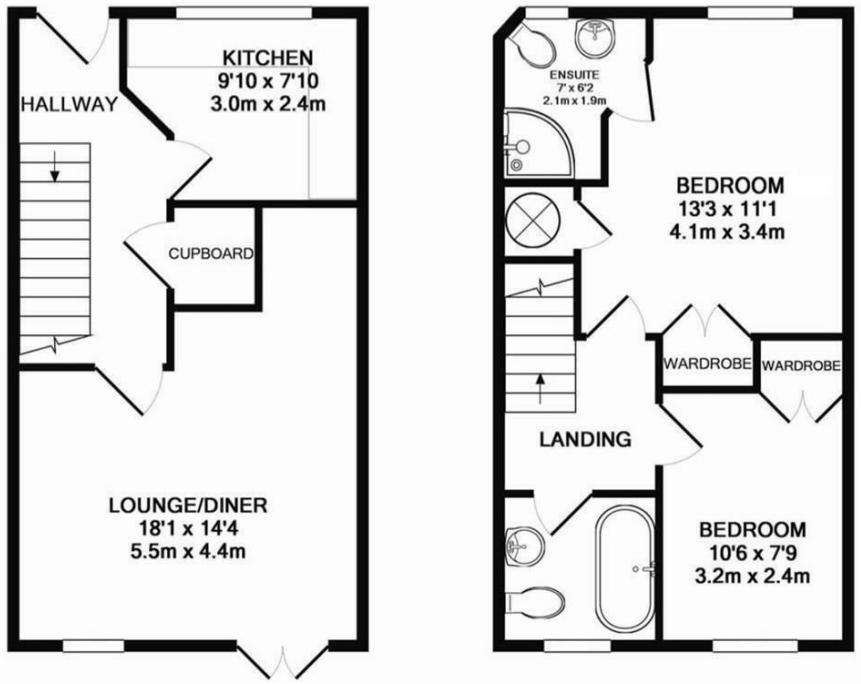

GROUND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 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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