



Princes Road, Hampshire

£1,900 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Princes Road, Hampshire

A detached family home located on the western side of Petersfield, in a road popular for commuters as it has superb access to the A3 and the A272, plus Petersfield mainline station is within walking distance.

This modern home affords parking for several cars with the asset of the garage being split into part home office, a low maintenance rear garden which is predominately paved with flower and shrub borders.


Internally, the entrance hall has a ground floor cloakroom and leads to the open-plan Lounge-Diner, that boasts a coal effect gas fire, front bay window and to the rear, sliding patio doors to the garden. Off the Dining area is a modern fitted kitchen that has a side door to the gated parking area.

On the first floor, the front aspect master bedroom with en-suite shower room, has been opened into the original fourth bedroom to create a dressing room/nursery area. Two further bedrooms are serviced by a bathroom.

The property is available 5th June and enjoys gas central heating and double glazing.

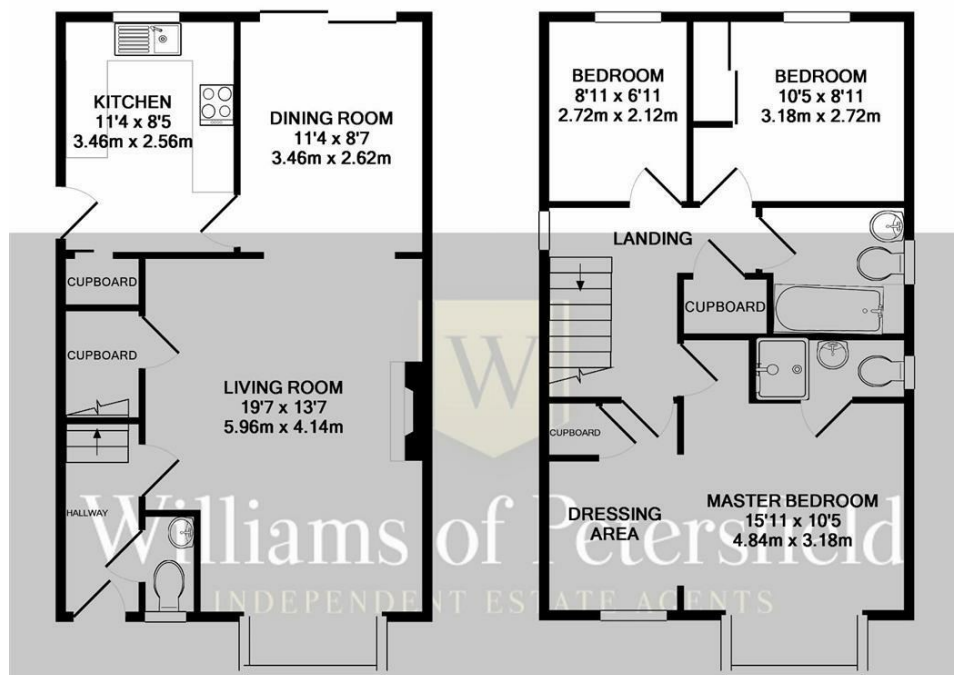
Internal inspections are highly recommended.



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (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 |  |



IMPORTANT NOTICE: Williams of Petersfield and its clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, Building Regulation or other consents and Williams of Petersfield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 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

Made with Metropix ©2018

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.