



Lower Wardown, Petersfield

Price Guide £299,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Lower Wardown, Petersfield

Lower Wardown faces a central greenspace, most windows display greenery not cars. A stroll through the open space leads to the River Rother and a relaxing walk to the town centre.

This is the first time this two bedroom dwelling has come to the market since it was built in the 1970's. This home has been regularly maintained and refreshed. The most recent updates included new garage roof, gas boiler, radiators, carpets and kitchen (with Beko, Bosch and Liebherr appliances).

Step through your own private front door into a welcoming home set over two floors. On the first floor, there is a bright galley kitchen. The living room flows nicely into a versatile space with room for both a lounge area and a dining table, all flooded with natural light. Next door is a good-sized double bedroom.

On the top floor a spacious double bedroom with built in storage. The hallway offers additional storage plus a loft space for the Xmas Tree! The family bathroom offers a bath and shower.

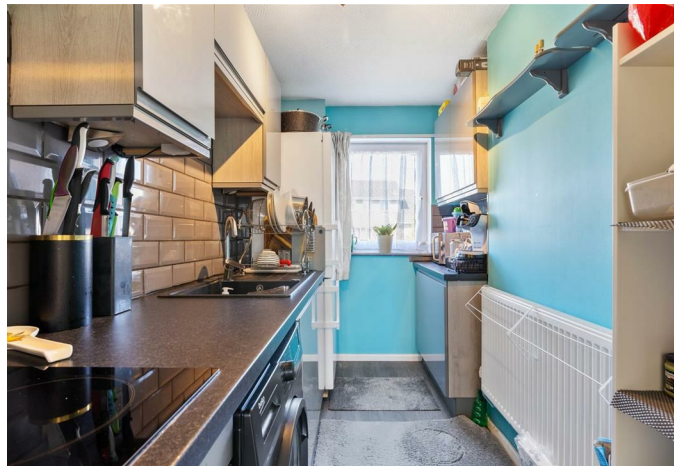
This listing consists a two-bedroom mid terrace property, low maintenance front garden plus a garage in a nearby block. This home is a great starting point on the property ladder or ready to go buy to let. Offered with no onward chain, 12 Lower Wardown is ready and waiting for its next owner to move straight in.

Council Tax - B

EPC - D

Freehold

Herne Farm Service Charge £120 per annum



Location
Petersfield is a market town formed in 1198 in Hampshire, close to the border with West Sussex. Local general markets are held in The Square on Wednesday and Saturday with a mixture of fresh, value and artisan goods, overlooked by a statue of William of Orange on his horse (since 1812).

The main shopping centre has a blend of local stores, cafes, bars and bookshops. Popular food stores include Aldi, Lidl, Cook, Tesco, M&S Food and Waitrose covering all budgets and tastes.

Petersfield grew from being a Coach stop between London and Portsmouth. Today it is a busy commuter railway station taking people daily between Portsmouth and London (Waterloo). Alton, Chichester, Guildford, Havant, Portsmouth and Winchester are achievable in under an hour by car.


Petersfield is a popular choice with families with the well-regarded public (Herne Farm Junior School and TPS) and private schools (Bedales, Churchers and Ditcham Park) giving a varied choice.

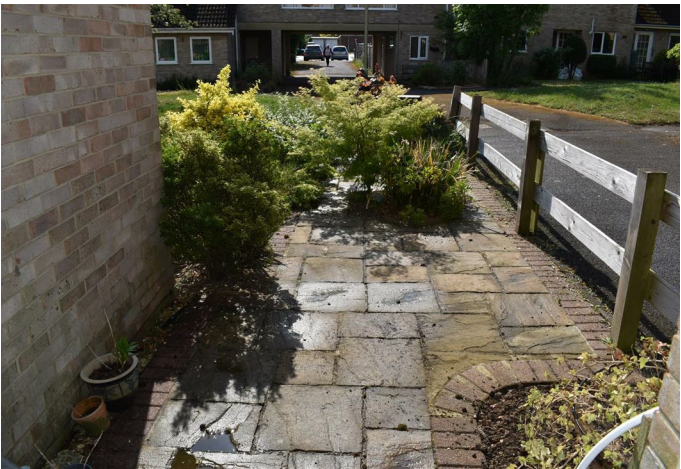
Petersfield is deep within the South Downs National Park, protecting the countryside around the town for the future. There are a plethora of country walks, cycle paths and bridle ways leading outwards into the countryside. Don't overlook the sports centre and the outdoor swimming pool. For quieter days, a relaxing stroll around The Lake. There is something for everyone.

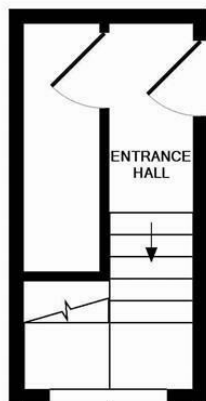
Local authority
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information
All main services

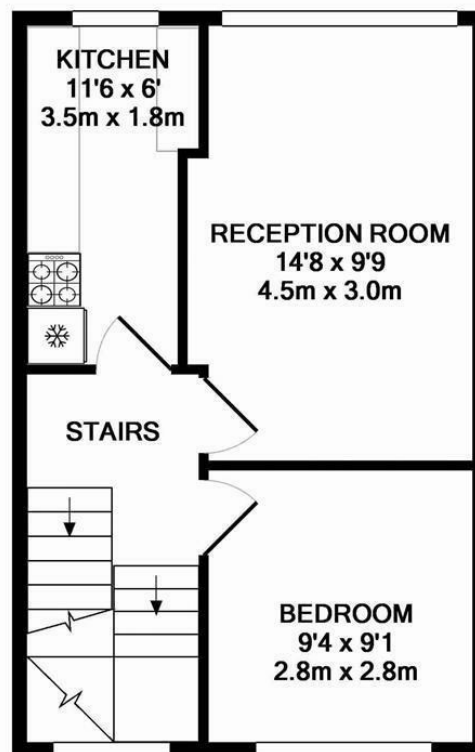
Tenure
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

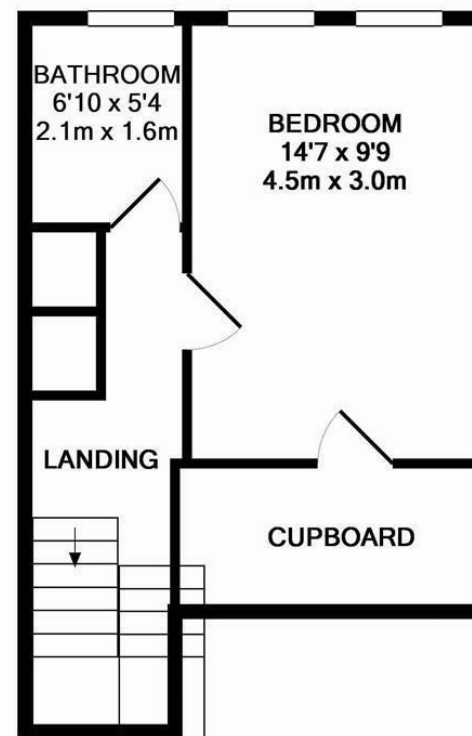




GROUND FLOOR
APPROX. FLOOR
AREA 75 SQ.FT.
(7.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 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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