



Collingwood Way, Petersfield

**Price Guide £390,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# Collingwood Way, Petersfield

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, Tesco 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

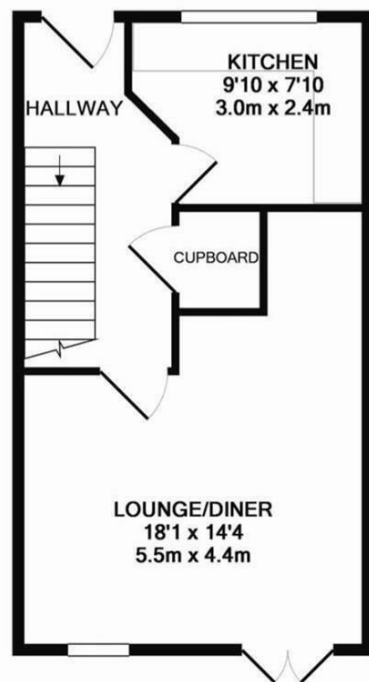
EPC - C

Tax Band - C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 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

Made with Metropix ©2014

## 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.