



Gloucester Close, Petersfield

Asking Price £450,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Gloucester Close, Petersfield

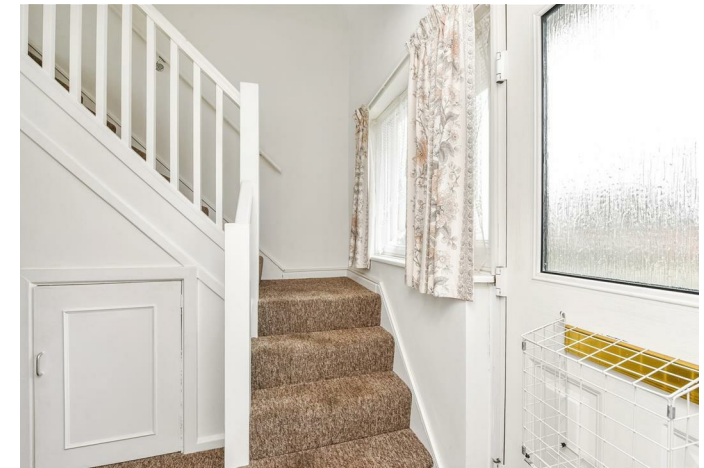
Discover the untapped potential of this chalet bungalow on Gloucester Close, Petersfield – awaiting your personal touch. Positioned conveniently with its own private drive, and just a short walk from Petersfield mainline train station, this property is your canvas for a modern transformation.

Upon entry, a bright living room welcomes you with a feature fireplace and large patio windows, offering a glimpse into the private garden. The dining room, also suitable as a downstairs bedroom, enjoys abundant natural light through its generous windows. The kitchen, situated at the end of the property, connects seamlessly to a conservatory overlooking the garden, presenting an opportunity for a modern, open-plan living space.

Upstairs, two bedrooms with built-in wardrobes await, accompanied by a family shower room.

Outside, discover a manageable garden and the convenience of multiple sheds. The side access gate leads to your very own garage, accessible from the front drive.

EPC - D
Council Tax - D
Awaiting Probate



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

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		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Gloucester Close, GU32 3AX

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft
(Excluding Garage / Sheds / Outbuilding)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1030638)

Williams of Petersfield

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