



Sandringham Road, Petersfield

Price Guide £220,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Sandringham Road, Petersfield

An excellent opportunity to acquire this one-bedroom freehold home, ideal for both first-time buyers and investors. The property has been fully refurbished throughout by the current owner, including a modern kitchen, updated flooring and carpets, a new bathroom, new blinds fitted throughout and completely redecorated.

The contemporary kitchen has been refitted with stylish dark grey high-gloss units and contrasting quartz-effect worktops. It includes an integrated electric oven with a four-ring ceramic hob and extractor hood, an integrated washing machine, space for a fridge/freezer, and a slimline dishwasher. The open-plan layout between the kitchen and living room creates a bright and sociable space, perfect for everyday living and entertaining.

Upstairs, the spacious bedroom offers a storage cupboard above the stairs. The modern shower room has been beautifully redesigned with a large walk-in shower, contemporary vanity unit with a large mirror and WC.

Further benefits include modern storage electric heating, a porch which includes a large storage cupboard, with both the front and inner doors newly installed and an allocated parking space.

This superb home is ideally situated within easy walking distance of Petersfield town centre and the mainline railway station.

EPC - D

Council Tax - B

No onward chain

Maintenance charge - £250 per annum.



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


Additional Information

Electric heating

Tenure

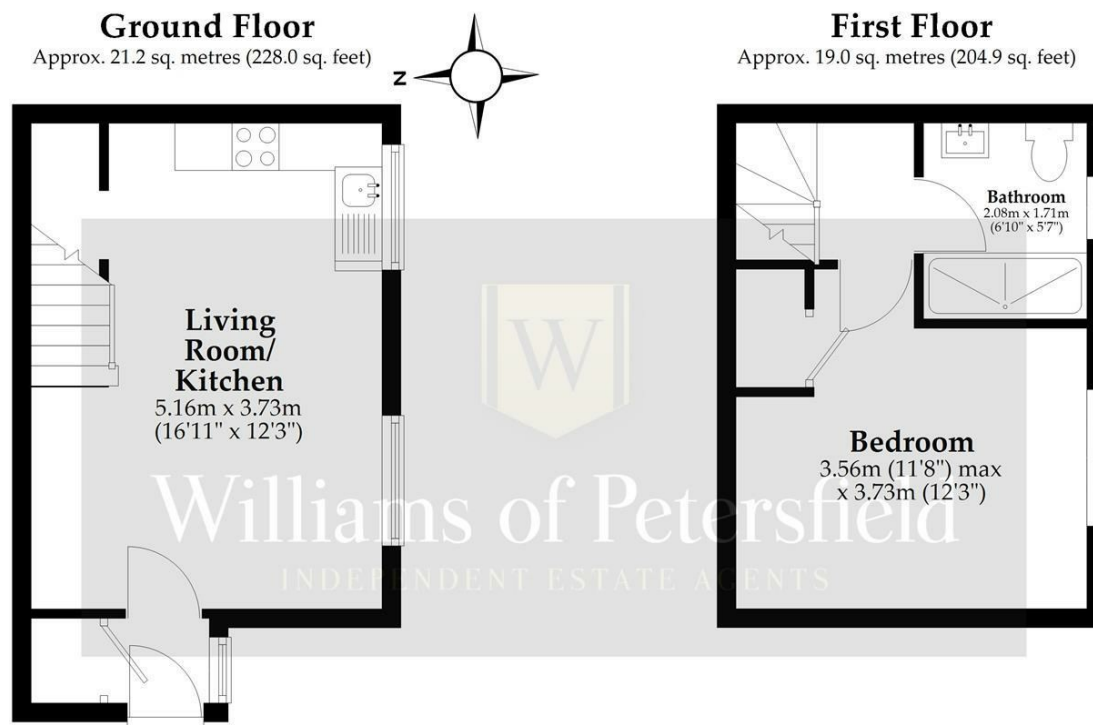
Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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.



Total area: approx. 40.2 sq. metres (432.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.