



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.

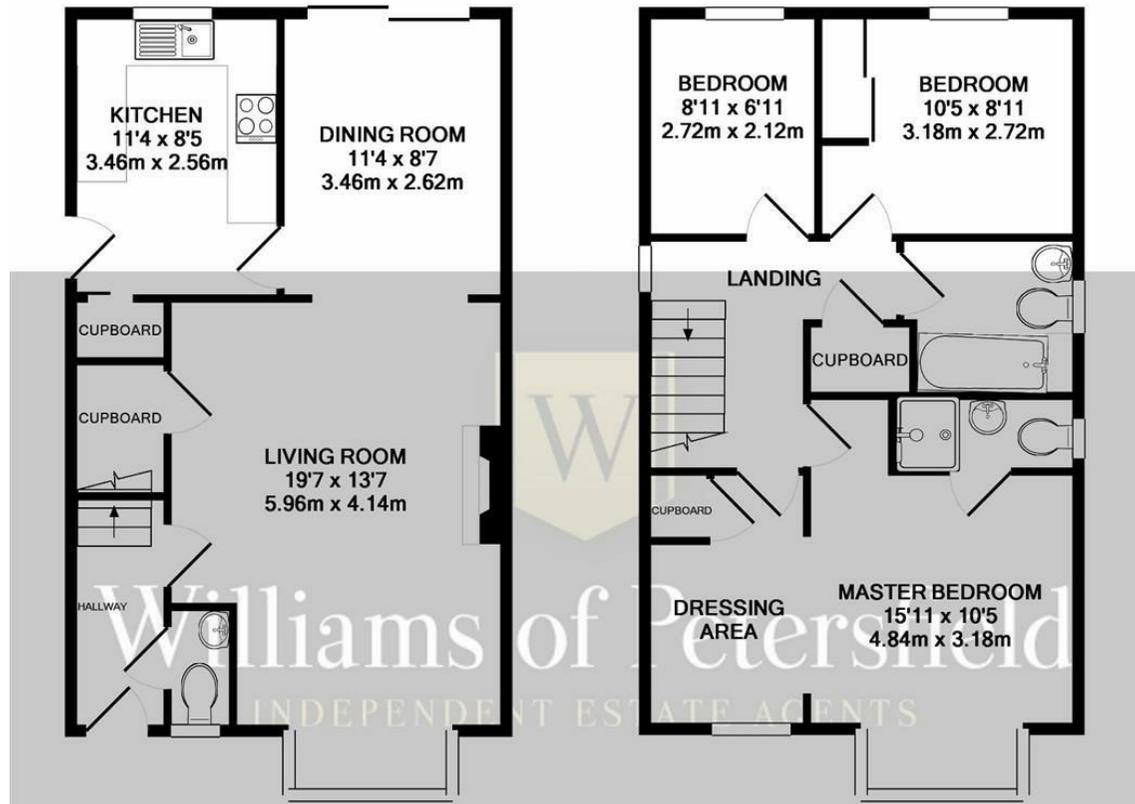
The property is available 5th June and enjoys gas central heating and double glazing.

Internal inspections are highly recommended.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	





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  
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