



Sandy Close, Petersfield

Price Guide £320,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Sandy Close, Petersfield

Williams of Petersfield are very pleased to offer this three bedroom terraced house located in a quiet cul-de-sac a short distance from Heath Pond and the Taro Leisure Centre and within easy reach of Petersfield town centre with plenty of shops, amenities and a mainline station to London Waterloo. The property is well presented throughout but would benefit from some minor modernisation.

The accommodation comprises; entrance hallway with stairs leading to the first floor, a generously sized living room with under stairs storage cupboard, a feature fireplace and leads onto the separate dining room, the fitted kitchen has space and plumbing for washing machine, space for cooker and space for a fridge / freezer and a UPVC door leads out onto the rear garden. To the first floor are two double bedrooms, both with fitted wardrobes, a further single bedroom and a family bathroom.

Outside, there is a mature front garden with a pathway leading to the front door, the rear garden is laid to lawn with patio area and various shrubs and borders. The garden is fence enclosed and has a wooden storage shed. There is the additional benefit of a garage located in a nearby block.

This property is well proportioned throughout and would be an ideal purchase for a first time buyer or investor. Viewing is highly recommended.

No Forward chain.

EPC - D
Council Tax Band - C



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			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

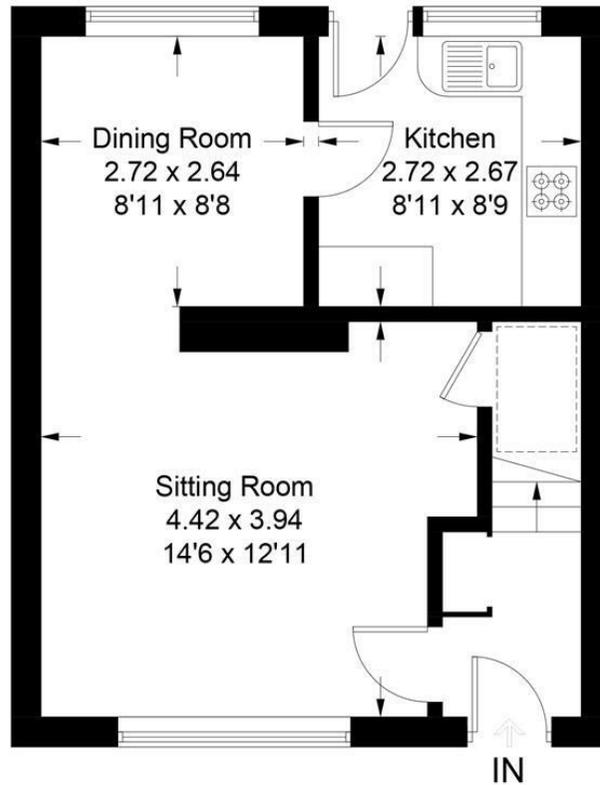


Sandy Close, GU31

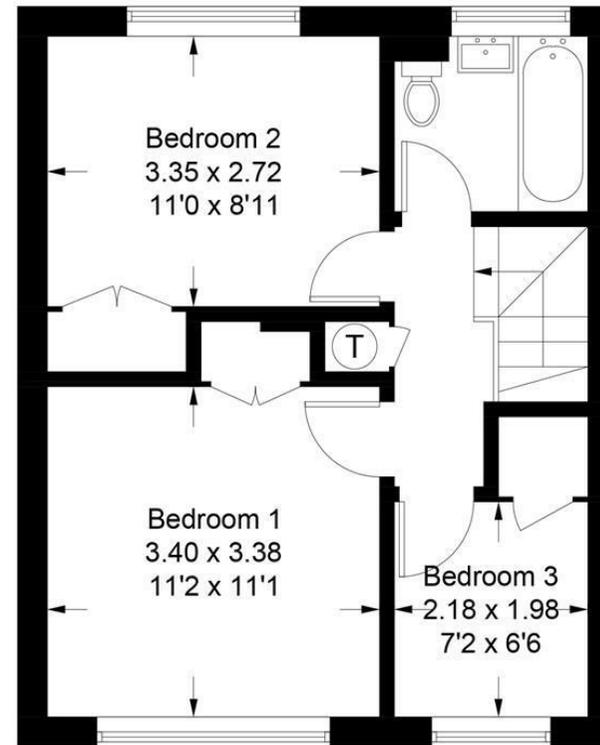
Approximate Gross Internal Area = 74.4 sq m / 801 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID950144)

Williams of Petersfield

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