



Elmdale, Madeline Road, Petersfield

Asking Price £415,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Elmdale, Madeline Road, Petersfield

This three-bedroom terraced home has undergone a programme of refurbishment. The property now boasts a modern neutral interior and open plan living ideal for a new family.

This property is located within walking distance of the train station and town centre where there are a range of amenities available. There is the added benefit of a garage. To the front there is also off-road parking for two cars.

The ground floor accommodation comprises of a living room, open plan kitchen dining and conservatory across the rear of the property and cloakroom/utility by the front door. The conservatory leads out onto a courtyard garden with pond and stairs leading up to a second floor grassed garden area.

Upstairs there is a double bedroom with built in wardrobe and a further two single bedrooms, one with built in storage. There is also a family bathroom with electric shower over bath.

The property also enjoys the benefits of double glazing and gas central heating. Partially boarded loft space.

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings. All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office.

EPC - D



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		82
(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	



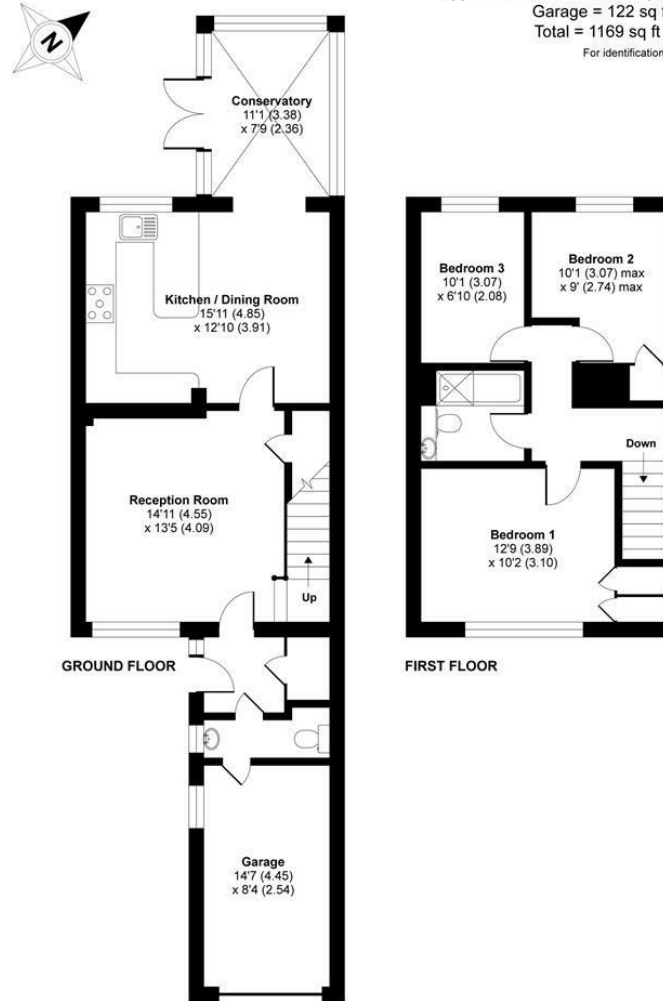
Madeline Road, Petersfield, GU31

Approximate Area = 1047 sq ft / 97.2 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Williams of Petersfield. REF: 728966

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