



Penns Road, Petersfield

£1,650 PCM



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Penns Road, Petersfield

We are pleased to offer for let this spacious three bedroom house very close to the town centre and approximately 100 yards from the train station.

The property is located at the end of a quiet no-through-road and has spacious ground floor living accommodation. The porch opens into two spacious reception rooms which have stripped wooden floorboards and are separated by French doors.

There is a further, smaller, reception room which would make a good study or storage room. The large kitchen has a central island, butler sink and freestanding gas cooker. It also has an integrated dishwasher and recently fitted patio doors to the decked garden.

The utility room leads from the kitchen and has plumbing for a washing machine and space for other appliances as well as having a door to the garden. Upstairs, the house has two double bedrooms and a third single bedroom as well as the bathroom. The master bedroom has built in wardrobes as well as having the airing cupboard. Bedroom three also has built in storage. The family bathroom completes the upstairs accommodation and is fitted with a shower over the bath and modern fittings.

To the rear there is a large garden having both a decked area as well as lawned areas, mature borders and side access. Available now.

Council Tax Band - D

EPC - E

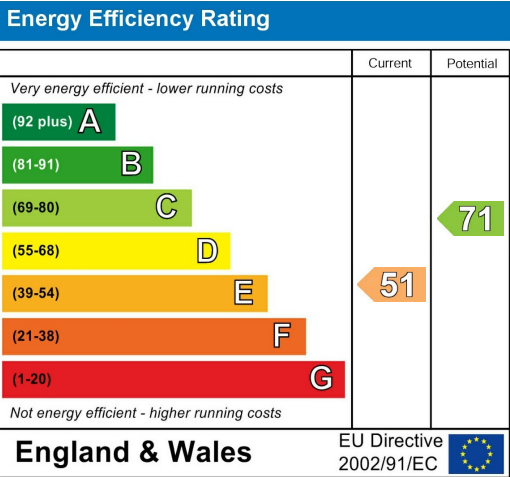


Location

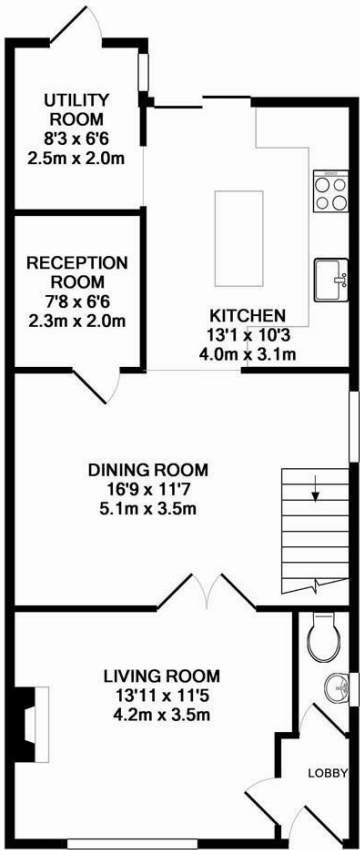
Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link- connecting Portsmouth and London (Waterloo). The town is situated on 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

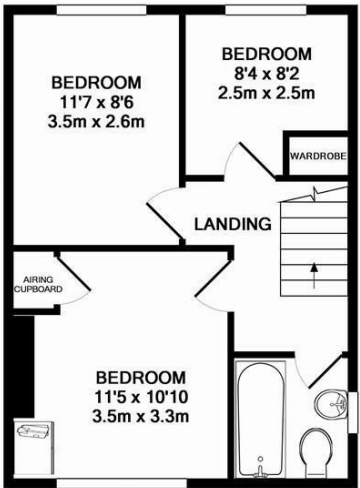
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551



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GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1005 SQ.FT. (93.3 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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