



Bourne

Petersfield, Hampshire

Guide Price £375,000

Petersfield, Hampshire

Fantastic opportunity to purchase this 3 bedroom mid-terrace property situated in a popular residential area of Petersfield. The property has been updated by the owners and faces directly onto the park.

The property is approached via the front garden. Once inside, you are greeted by an entrance hall with stairs leading to the first floor, a door leading into the living room and through to the open plan kitchen/dining area this spacious light filled area has patio doors leading to the enclosed rear garden.

The first floor of the property offers a bathroom and three bedrooms.

Externally the enclosed rear garden is fully enclosed to patio and there are rear access gates allowing off street parking, there is also a further storage shed.

Freehold

- Three Bedrooms
- Mid Terrace
- Off Road Parking
- Updated By The Current Owners
- Living Room
- Open Plan Kitchen/Dining Room
- Downstairs Toilet
- Enclosed Rear Garden
- Cul De Sac Location



Floorplan

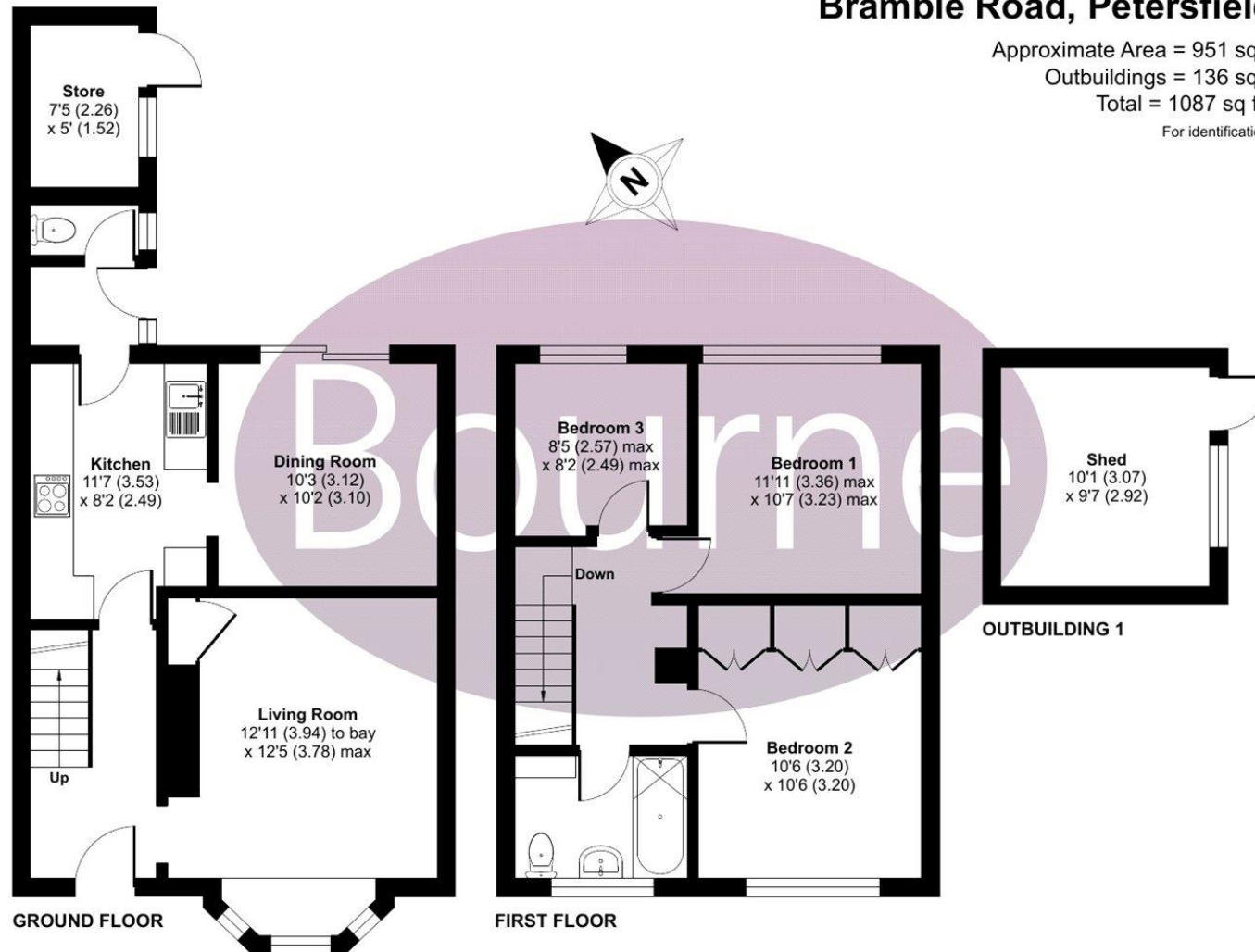
Bramble Road, Petersfield, GU31

Approximate Area = 951 sq ft / 88.3 sq m

Outbuildings = 136 sq ft / 12.6 sq m

Total = 1087 sq ft / 100.9 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). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1125355

Location

The property is located approximately 1 mile to the east of the High Street. The Heath pond and parklands lie just a short walk away from this home where you will find a children's play area and light refreshments at The Plump Duck Cafe. Petersfield is situated in the heart of The South Downs National Park and offers a variety of amenities. Shops include Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The station provides a service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		87
B		
(69-80)	73	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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