



ESTATE AGENTS



Petersfield, Hampshire

£290,000

Petersfield, Hampshire

A charming and cosy, two bedroom character cottage situated in a sought after location within a short walk of Petersfield town centre and main line station. This property is being offered with no onward chain.

Through the front door and into the bay fronted living room. The kitchen with rear access, has been refitted and leads on from the fabulous additional dining space which is ideal for both family living and entertaining.

On the first floor the feeling of space continues with two generous sized bedrooms, with the main bedroom enjoying built in storage, an ensuite and views towards town and Butser Hill. The bathroom has been refitted with a modern white three piece suite. There is also a large loft storage area.

To the front, there is a good size lawned garden with patio area, and to the rear there is an enclosed garden mainly laid to lawn with a patio area, space for a shed and additional storage, and has a variety of shrubs and plants.

The house has been loved and well cared for and presents extremely well and is ready for someone to move straight in.

Freehold

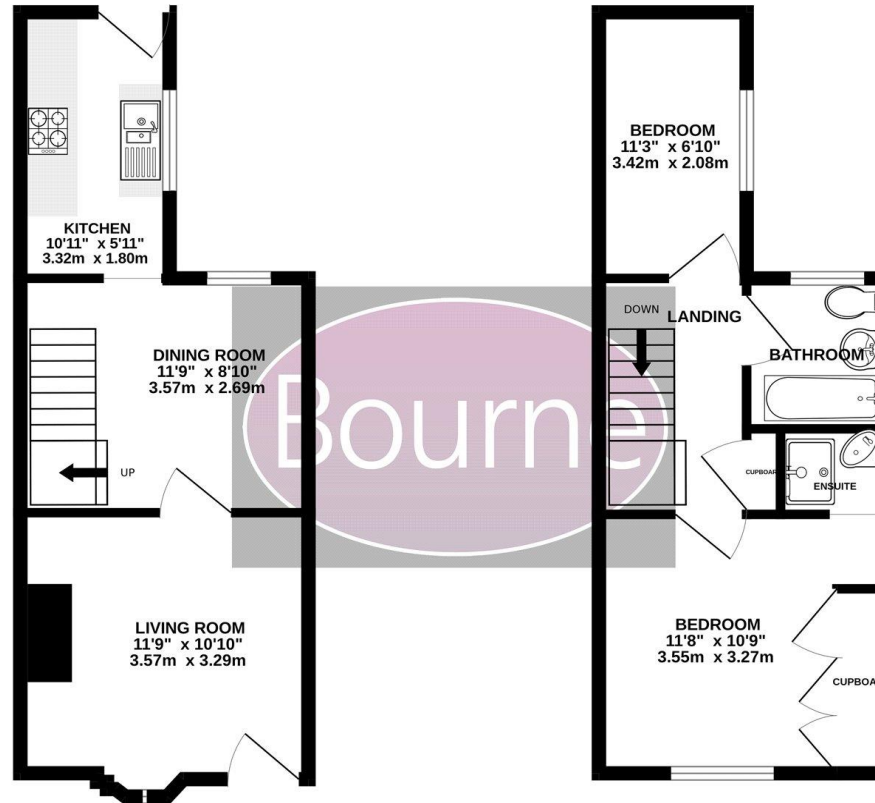
- Two Bedrooms
- Town Centre Cottage
- Two Reception Rooms
- Kitchen
- Period Charm Throughout
- Enclosed Garden
- Bathroom
- Elevated Position
- No Onward Chain



Floorplan

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Location

Tilmore Road is situated close to the mainline railway station and town centre, where a good selection of shops, cafes and restaurants can be found as well as a lovely Market on Wednesday and Saturday's.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	63	
(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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