



Petersfield, Hampshire
£1,350 pcm excl



Located in the heart of Petersfield while enjoying a peaceful 'village-like' setting offering spacious three bedroom accommodation



Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy

Bedrooms – 3

Summary of Accommodation:

Entrance Hall
Large Sitting Room
Conservatory
Kitchen/Breakfast Room
Master Bedroom with En Suite shower room
Further Double Bedroom
Single Bedroom
Recently Fitted Family Bathroom
Enclosed Rear Garden
Newly Laid Patio

Description:

Ideally located within close proximity of the heart of Petersfield, yet in a remarkably quiet setting, an attractive end of terrace house built in the late 1980's. Offering flexible accommodation in a mature 'village' like setting, adjacent to the 'green' with its splendid Wellingtonia trees, this property is ideal for those looking for a countrified town base with all of its associated amenities.

The spacious sitting room has an ornamental fireplace with gas fire providing a welcoming focal point, opening to a lovely conservatory and to the enclosed rear garden. The kitchen/breakfast room is well fitted with attractive views to the communal 'green'.

Upstairs the master bedroom has fitted cupboards and en suite shower room. There is a further double, single bedroom and fitted bathroom with hand held shower.

The property is double glazed throughout, has mains gas central heating (except conservatory) and all mains services.

Outside:

The rear garden is enclosed and laid to lawn with established plants and a newly fitted patio area. Communal gardens to the front. Parking is available adjacent to the property.

Situation:

Petersfield is an attractive market town in the heart of the South Downs National Park. The property is a short walk from Petersfield town centre and the main line station to London Waterloo (approx. 1 hr). Access to the A3 is approximately one mile away.



Local Authority: East Hants District Council Band E

Availability: July 2019

White Goods: 4 x gas hob, electric oven, position for washing machine and fridge/freezer

Heating: Mains gas fired central heating

Drainage: Mains

Water: metered

Curtains: To principal rooms

Broadband availability: Check with your provider

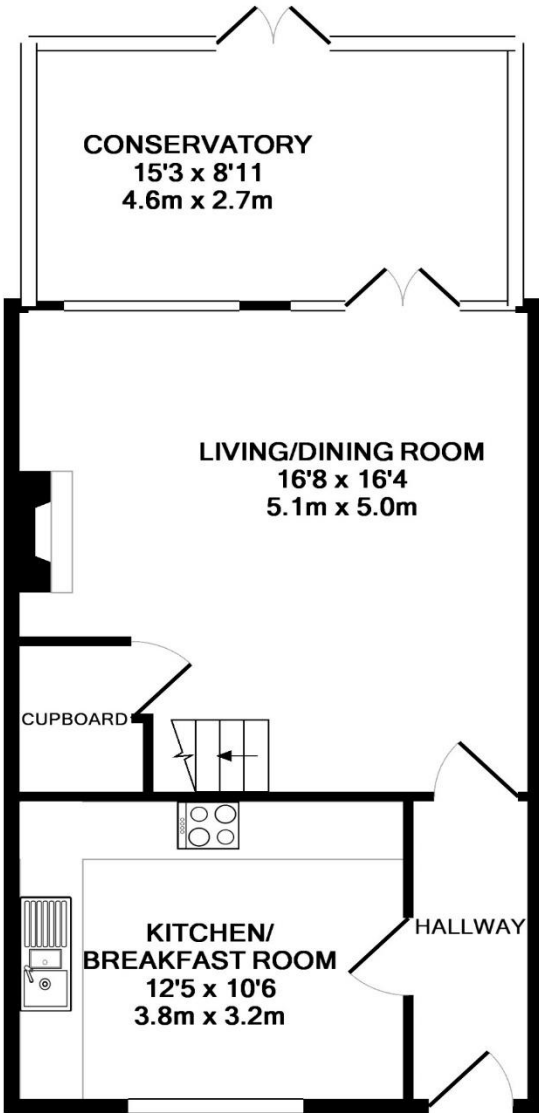
Mobile phone reception: Check with your provider

Pets: Sorry - no pets

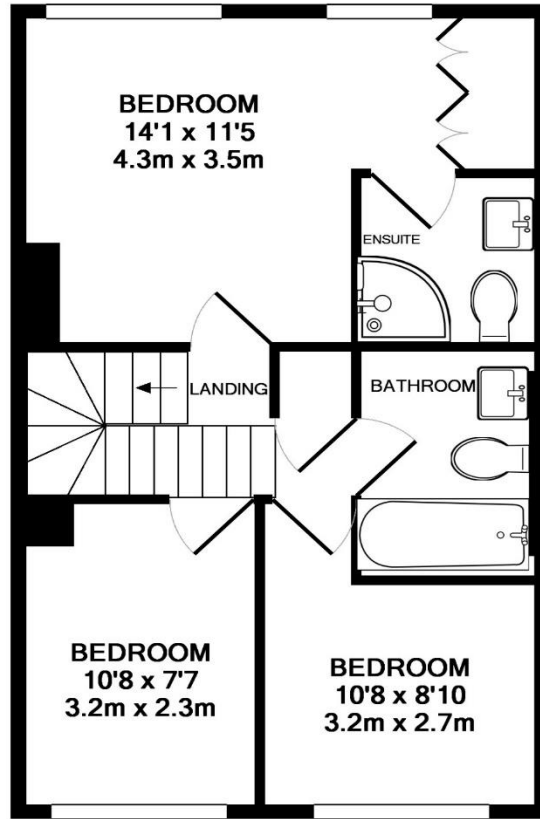
Viewing

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy. Tel: 02392 632275
Email: info@countryhousecompany.co.uk





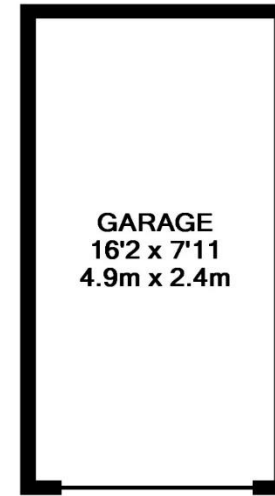
GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1146 SQ.FT. (106.5 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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GARAGE
APPROX. FLOOR
AREA 129 SQ.FT.
(12.0 SQ.M.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

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