

Dukes Close, Petersfield, Hampshire, GU32

2 1 1

Guide Price: £300,000 *Freehold*

A well-presented terrace property situated within a popular cul-de-sac on the edge of Petersfield with a garden and parking.

KEY FEATURES

- Mid-terrace home
- Two double bedrooms
- Allocated parking space
- Fitted kitchen
- Spacious living/dining room
- Rear garden
- Convenient location
- No onward chain





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DESCRIPTION

Ideally positioned for convenient access to both the A3 and Petersfield mainline railway station, this well-presented two-bedroom terraced home on Dukes Close offers an excellent opportunity for both investors and owner-occupiers alike. Previously a successful rental property, the home combines practicality with comfortable modern living. The accommodation begins with an entrance hallway and staircase rising to the first floor. To the front of the property, the fitted kitchen features a range of matching wall and base units with complementary work surfaces, together with a gas hob, electric oven. dishwasher, washing machine and integrated fridge/freezer in situ. There is also space and plumbing for both a dishwasher and washing machine. To the rear, the spacious living room enjoys plenty of natural light and benefits from patio doors opening directly onto the enclosed rear garden, creating an ideal space for both relaxing and entertaining. Upstairs, there are two well-proportioned double bedrooms along with a modern family bathroom. Further benefits include allocated parking for one vehicle, in addition to ample visitor parking bays nearby. The property is being sold with no onward chain.

ACCOMMODATION

Entrance hall, kitchen, living room, two bedrooms, family bathroom, garden and allocated parking.

LOCATION

The property is situated on a cul-de-sac to the west of the Petersfield Town centre with easy access to Petersfield Station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast.

DIRECTIONS

From our office at 26 High Street, Petersfield, GU32 3JL, head west along the High Street towards The Square, continuing onto Chapel Street before turning left onto Station Road. Follow the road over the level-crossing and continue along Winchester Road taking the first left at the mini-roundabout. Follow this along and take the second right onto Princes Road immediately after the traffic lights. Turn right into Kings Road and then right again into Dukes Close. Continue through the close until you arrive at number 39, Petersfield, GU32 3QZ.

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MATERIAL INFORMATION

Method of Sale: Private Treaty
Tenure: Freehold
Construction: Brick under a tiled roof
Services: Mains gas, electricity, water and drainage
Council Tax: East Hampshire District Council. Band: “B”
EPC Rating: “C” (74)
Service Charge: N/A
Ground Rent: N/A
Flooding: The property has never flooded
Broadband Availability: Ultrafast (Ofcom)
Mobile Coverage: Good outdoor, variable in home (Ofcom)
Parking: One a located parking space and additional layby parking
Viewings: Strictly through Winkworth Petersfield
WHAT3WORDS: ///resolves.boating.cabin

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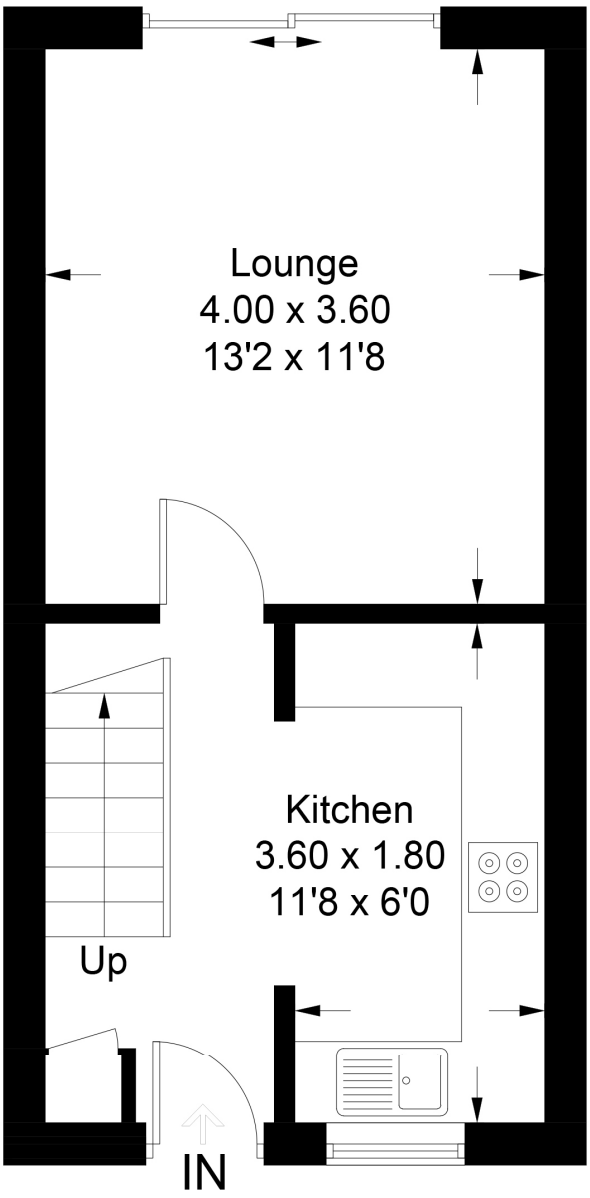
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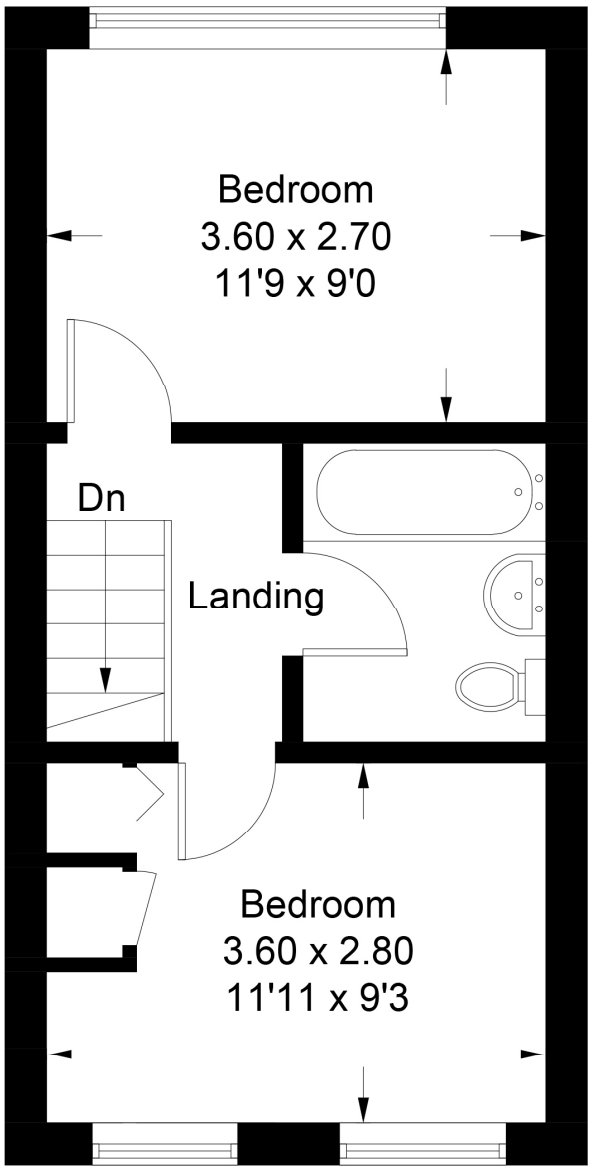
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Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



Ground Floor



First Floor

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