



Gloucester Close, Petersfield, Hampshire, GU32 3AX

Offers Over: £500,000 Freehold

A well-presented three bedroom property situated within 0.5 mile of the train station.

Three bedrooms, family bathroom, two reception rooms, kitchen, conservatory, cloakroom with WC, entrance lobby and hall, front & rear gardens, detached garage, off street parking, garden shed.

EPC Rating: "D" (60).

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DESCRIPTION

A very well presented three bedroom semi-detached property situated at the end of a popular cul de sac. The property has been well maintained and updated by the current owners to create a contemporary home. The gardens are also a feature of the property with the rear garden being a delightful private space to spend your summer evenings. With off street parking and a detached garage this is a great all-rounder not to be missed.



LOCATION

The property is situated on a residential road, approximately 0.3 mile to the train station to the west of the town centre. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco 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. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park and The Petersfield School (TPS).

Services: Mains gas, electricity, water and drainage.

Ref: MD/120107/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From our office in the High Street proceed away from the War Memorial passing The Square on the left. The road bends right and then left and next to Nationwide building society bear left into Swan Street. At the cross roads continue straight over again into Swan Street. Continue under the railway bridge and at the mini roundabout turn left in to Rushes Road. Take the first turning on the left into Gloucester Close and the property will be found towards the end on the left hand side.



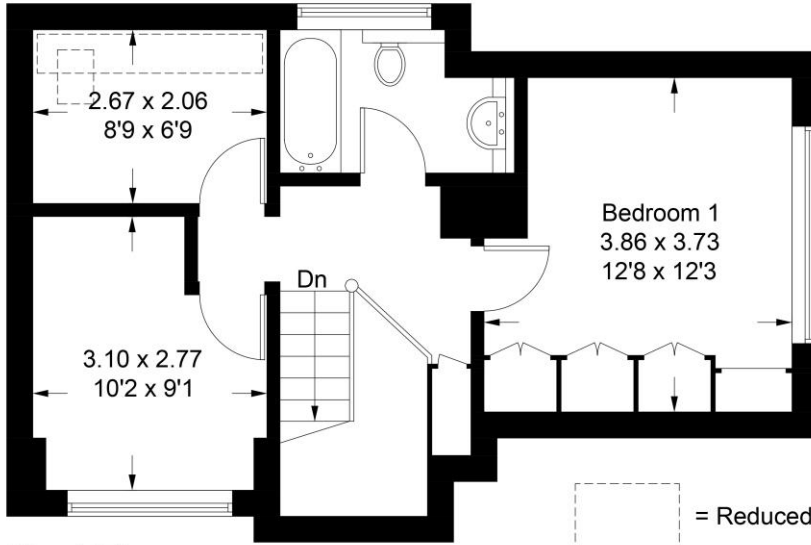
Gloucester Close, GU32

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

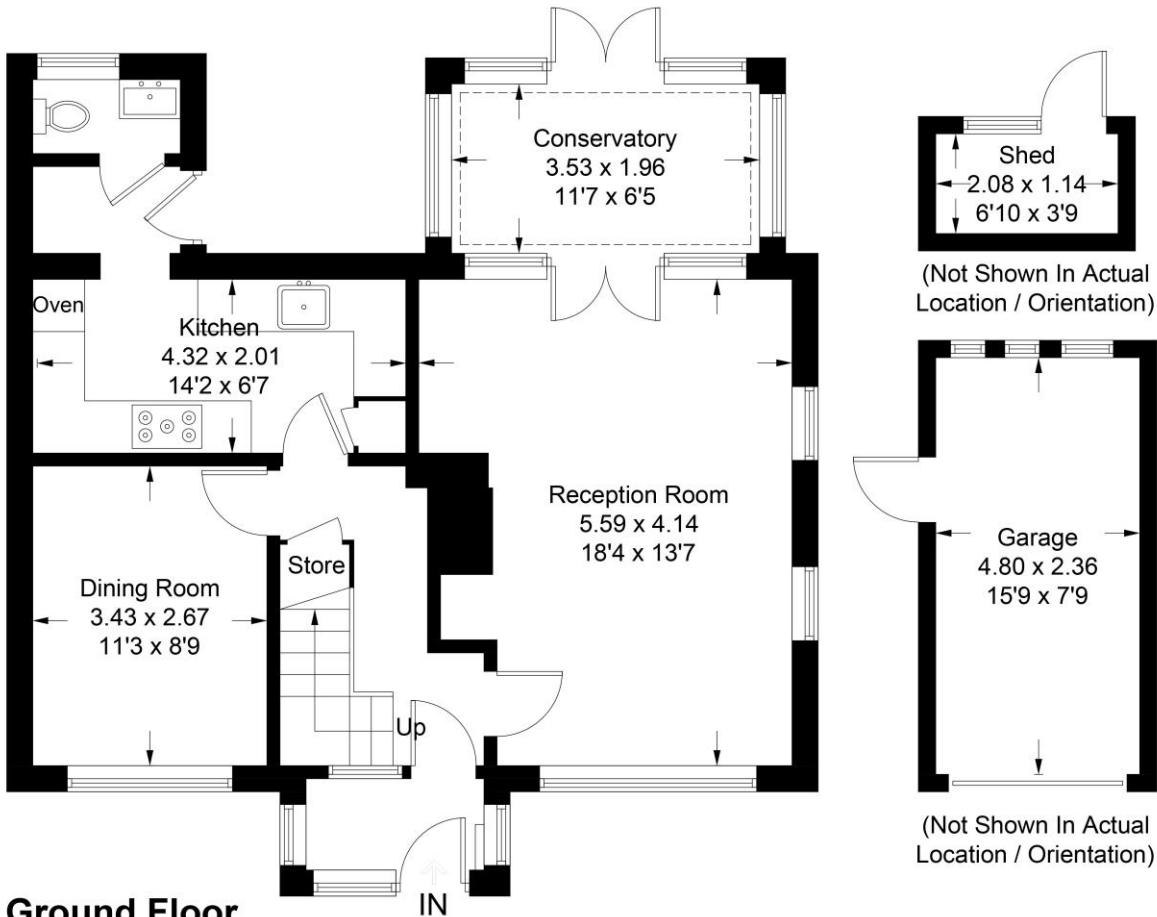
Shed = 2.4 sq m / 26 sq ft

Garage = 11.3 sq m / 122 sq ft

Total = 118.7 sq m / 1278 sq ft



First Floor



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

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