





This charming and very well presented three-bedroom garden maisonette has been updated by the current owners during their ownership and offers a bright and spacious property within easy walking distance of Petersfield town centre and The Petersfield School.

The property features an updated and remodelled kitchen/dining room, very pretty rear garden with pergola and the potential to convert the front garden to off road parking. (STP)

The accommodation comprises;

Private front door to entrance hall, laminated flooring, storage cupboard.

Sitting room with view over front garden, fireplace which has been prepared for a wood burner with heat proof slate base and correctly rendered sides.

Remodelled and refitted kitchen dining room with an excellent range of gloss white floor and wall units and contrasting solid woodwork top. Integrated double oven with grill, gas hob and extractor hood, integrated fridge/freezer, and dishwasher. Space for washing machine. Wall mounted gas boiler for central heating and domestic hot water. Space for large dining room table and chairs. There is a built-in bench along the wall which has a hinged seat lid and doubles up as additional storage. Double glazed French doors opening to rear garden. Low voltage ceiling down lighters.

Master bedroom overlooking rear garden with wall storage.



Bedroom two overlooking front garden, large built in cupboard.

Bedroom three overlooking front garden, large wardrobe and built in shelving.

Family bathroom with three quarter mosaic tiled walls, Wash hand basin, WC, panelled bath with separate shower unit over, fitted mirror.

Externally, there is a path leading to the front door from the road, with large grass area and large bike shed on a paved base, which could be converted to off road parking (STP). Pathway leading to side of property to large brick-built storage shed with light and power and currently used for tumble drier. The rear garden is a real feature with a paved patio with lawned area and pretty stocked flower borders. Pergola with paved sun terrace underneath.

The property is double glazed and features full gas central heating.

Main gas, water, and drainage. On road parking.

Council Tax Band B - £1454 per annum.

92 years of 125-year lease remaining. Abri owns the freehold. Approximately £130 per annum cost for buildings insurance and maintenance. Quarter share of roof works and external decorating.

Viewing through Vendors sole agent, Jacobs & Hunt, Petersfield.



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CONVENIENCE!



Cranford Road, Petersfield

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft

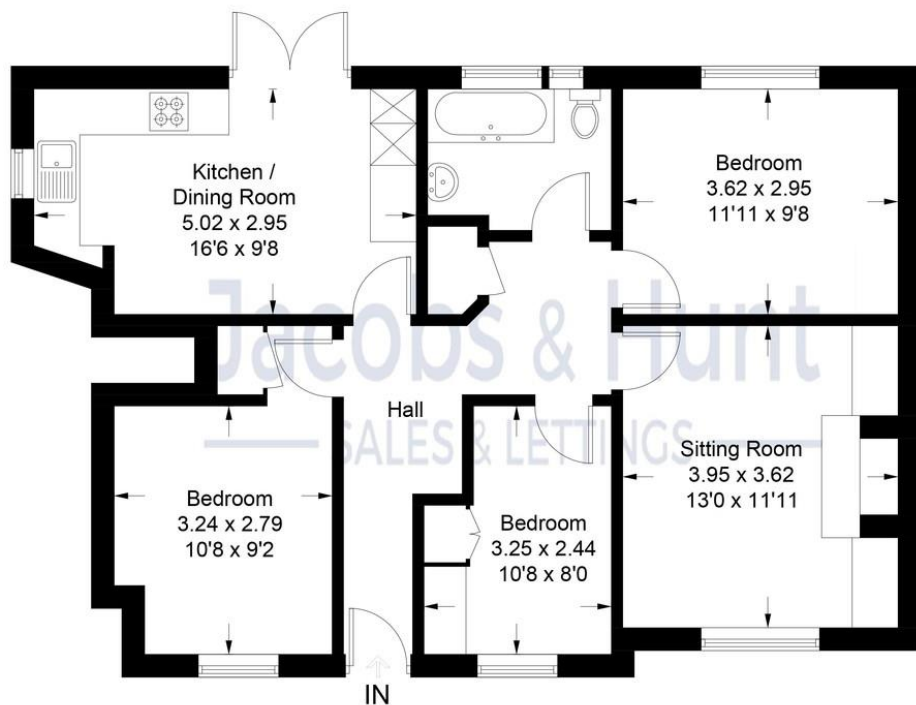


Illustration for identification purposes only, measurements are approximate, not to scale. (ID750685)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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