13B THE SPAIN

Petersfield, Hants, GU32 3JZ

TO LET

£1,800 PCM

BCM Wilson Hill

13b The Spain

Petersfield, Hants, GU32 3JZ

A wonderful newly refurbished semi-detached house with two ensuite double bedrooms in the heart of Petersfield.

THE PROPERTY

13b The Spain has been fully refurbished to a high standard throughout. Ideally located in the heart of Petersfield, within the historic area known as "The Spain". The property is just a short walk from local shops, the doctor's surgery, and the train station. Petersfield, set within the South Downs National Park, offers a wide variety of amenities and benefits from a mainline station with direct services to London and Portsmouth, as well as convenient access to the A3.

The ground floor features a spacious sitting room with a bay window and understairs cupboard, a newly fitted kitchen/breakfast room, and a cloakroom. Upstairs, there are two double bedrooms, both with en-suite bathrooms. The front bedroom enjoys attractive rooftop views across Petersfield. Outside, the property includes allocated parking for one car to the front and a charming courtyard garden to the rear.

ADDITIONAL INFORMATION

Services

Gas central heating
Mains electricity, water and drainage
Mobile coverage good outdoor and in home (according to Ofcom)
Broadband ultrafast full fibre (according to Openreach)

EPC

C70

Local Authority

East Hampshire District Council - band D

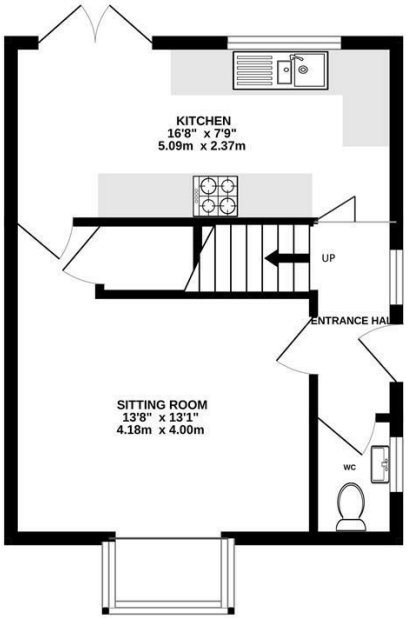
Pets

Well behaved pets considered

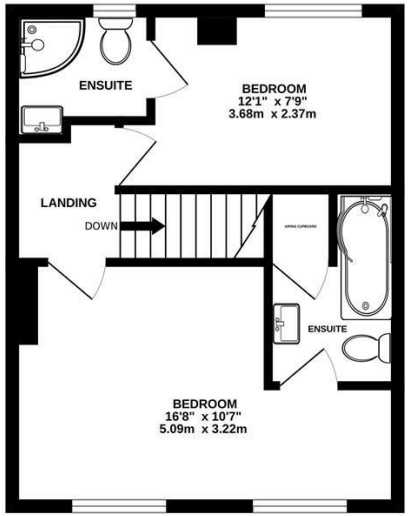
Deposit

Holding Deposit - £415
Security deposit - £2,076

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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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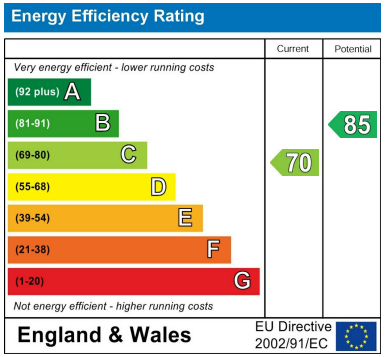

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