



19 RUSHES ROAD  
Petersfield, Hampshire, GU32 3BW

TO LET  
£1,700 PCM

BCM  
Wilson  
Hill

# 19 Rushes Road

Petersfield, Hampshire, GU32 3BW

A charming mid-terrace 2 bedroom house in a well sought after location, a close walk to Petersfield town centre and mainline railway station.

## THE PROPERTY

A well presented mid-terrace 2 bedroom house in a peaceful neighbourhood setting within easy walking distance to Petersfield town centre, a pretty market town with a good range of shops and amenities and mainline station to London and Portsmouth.

The property comprises an entrance porch leading into a large and light double reception room, with wooden flooring and ample space for entertaining. Access through to modern kitchen with a good range of fitted units, two ovens and integrated fridge freezer. French doors lead out to a pretty patio garden. A path leads through to a garden shed and vegetable patch.

On the first floor are two good sized double bedrooms, one with storage and a large shower room.

Outside is off street parking for one car.

## ADDITIONAL INFORMATION

### Services

Gas central heating  
Mains electricity, water and drainage  
Mobile coverage likely (according to Ofcom)  
Broadband ultrafast (according to Openreach)

### EPC

C 69

### Local Authority

East Hampshire District Council, band C

### Pets

Well behaved pets considered, rent may vary.

### Deposit

Holding deposit: £392  
Security deposit: £1,961



# Rushes Road, GU32

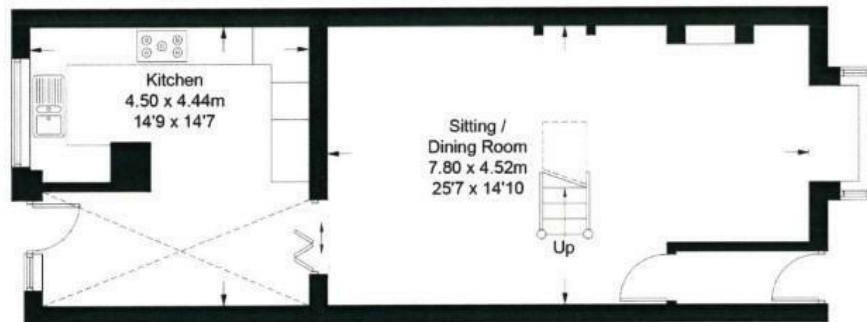
Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft



= Reduced headroom below 1.5m / 5'0



**First Floor**



## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**BCM  
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