

Jacobs & Hunt

80 PULENS LANE, PETERSFIELD, GU31 4DE
ASKING PRICE OF £575,000





A lovely, two semi-detached bungalow with a garden approaching 1/2 an acre which has huge potential to go into the loft and extend further to the rear, subject to planning. Close to Churchers, The Petersfield School and Bedales. The town centre and mainline railway station are easily accessible. Located on the ever popular Pulens Lane.

The accommodation comprises of entrance hallway which leads to the Living room with hard wood flooring and fire place.

To the rear of the property is a well fitted, modern kitchen which overlooks the rear garden. Separate utility room as well as a second WC and door leading to garage.

There are two large double bedrooms and a modern, good sized bathroom with shower.

There is ample parking for cars to the front of the property that could be easily enlarged and there is a single garage.

The main feature is the huge rear garden, approaching half an acre, which is very private and enclosed.



The bungalow is absolutely perfect for extending into the loft space and/or to the rear to provide a substantial family home.

No onward chain!

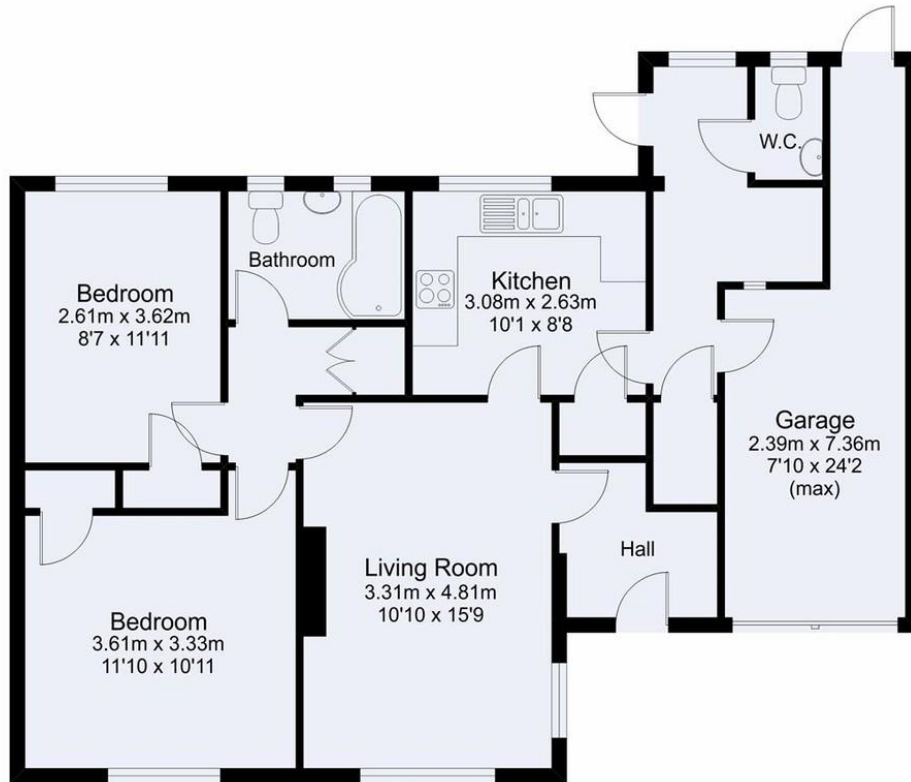
Council Tax Band D - £1932 per annum.

Mians gas, electricity, water and sewage.

Viewing through the Vendors sole agents, Jacobs & Hunt,
Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!





Pulens Lane, Petersfield

Total Approx Gross Internal Floor Area = 85 Sq/m - 915 Sq/ft

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 584/0637 - © www.homeplansepc.co.uk 2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

