





A beautiful, bright and spacious two double bedroom semi-detached house, newly built just over 4 years ago and situated in this lovely location yet within easy walking distance of Petersfield town centre. The local schools are also within easy reach as is the mainline train station.

The current owner upgraded the specification of the house, which they bought from new, and the result is a luxurious home with an excellent sized rear garden and a private driveway alongside.

The accommodation comprises;

Entrance hallway with stairs to first floor landing.

Sitting room to the front aspect and understairs cupboard.

Beautifully appointed open plan kitchen/dining/living room with a double opening French doors to the rear patio and patio with shed.

The bright, white modern kitchen came with many upgrades when the house was first built with great storage space, an integrated fridge/freezer, integrated washing machine, electric oven and convection hob. The breakfast bar is a lovely feature and separates the kitchen from the large lounge area with attractive flooring.

The first floor landing gives access to a fully boarded and insulated loft.

Master double bedroom to the rear and smaller but still double bedroom to the front aspect.



WC.

Three piece bathroom suite in white with separate shower over the bath with glass shower screen. WC and wash hand basin, window.

Double glazed - Gas central heating.

Remainder of NHBC guarantee.

Leasehold - the free hold is available for purchase which will be included in the sale price, subject to a certain sale price being achieved.

EPC rating - B.

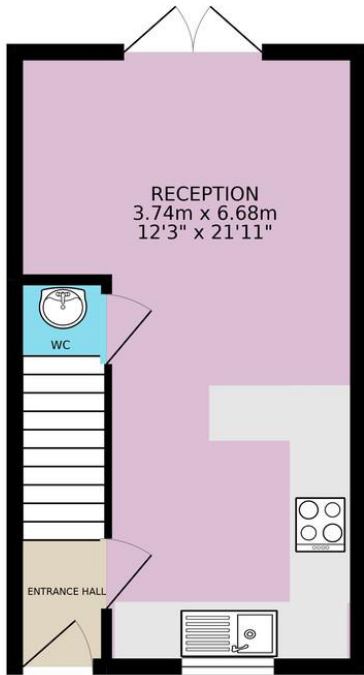
Council Tax Band C - £1803.

Viewing through the Vendors agent, Jacobs & Hunt.

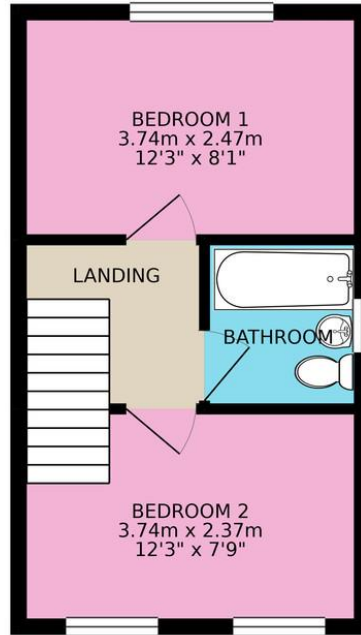
WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



GROUND FLOOR 24.98 sq. m.
(268.88 sq. ft.)



1ST FLOOR 24.98 sq. m.
(268.88 sq. ft.)

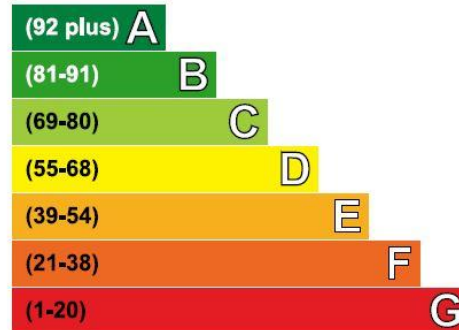


TOTAL FLOOR AREA : 49.96 sq. m. (537.75 sq. ft.) approx.

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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Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 82 | 97 |

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