

**Jacobs & Hunt**

42 SWAN STREET, PETERSFIELD, HAMPSHIRE, GU32 3AD  
OFFERS IN EXCESS OF £375,000







Charming two bedroom character end of terrace Grade II listed cottage located in the heart of Petersfield town centre with two private off road parking spaces and just a few moments walk to the mainline railway station. Further information from Jacobs & Hunt, Petersfield.

The Alms houses are on the corner of Swan Street and were built circa 1621. They are genuine iconic properties within Petersfield.

The house has previously been rented out so we are in possession of and EICR ( Electrical Inspection Condition Report) and a Gas Safety Certificate.

The house appears to be in very good structural condition and has been well looked after by the current owner.

Of huge benefit are the two private off road parking spaces adjacent to the house along with the charming garden area and we understand that this can be fenced in to make it completely private.

The accommodation comprises of;

Front door leading to entrance vestibule leading to inner hallway which opens to the kitchen and stairs leading to the first floor. Large window to one end and fitted with a range of floor and wall mounted units, gas hob, electric oven and extractor fan. Space for appliances.

Beyond this is a good sized sitting room with an open fireplace and a large picture window.

To the rear of the house is a separate study and at one end





is a WC.

The first floor offers two bedrooms and a white bathroom suite with shower.

The house has a lovely character and ambience throughout.

Externally, there is a private garden area and immediately adjacent two parking spaces with large garden shed and well stocked flower bed.

Council Tax Band D - £2124 per annum

Gas central heating, mains water, electric and sewage.

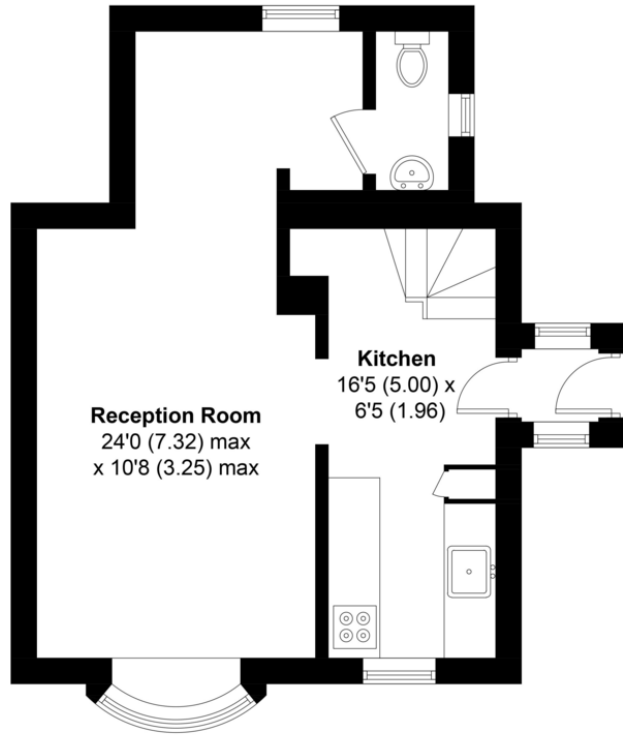
No onward chain.

Further information from Jacobs & Hunt, Petersfield.

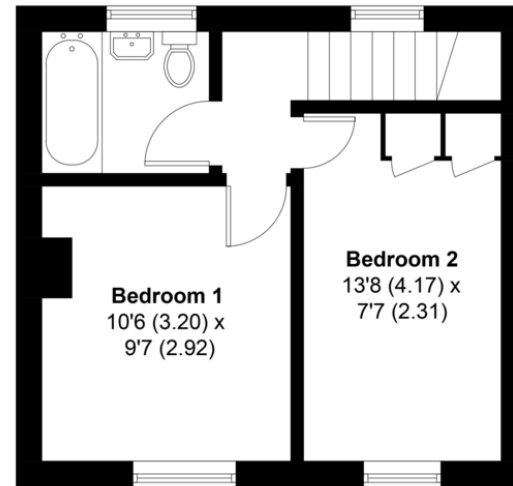
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CONVENIENCE!**



APPROXIMATE GROSS INTERNAL AREA = 678 SQ FT / 63 SQ M  
GARAGE = 129 SQ FT / 12 SQ M  
TOTAL = 807 SQ FT / 75 SQ M



**GROUND FLOOR**



**FIRST FLOOR**

26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

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01730 262744  
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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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