

Jacobs & Hunt

25 SWAN STREET, PETERSFIELD, HAMPSHIRE, GU32 3AJ
OFFERS OVER £325,000





A delightful nineteenth century two bedroom mid terraced cottage with painted rendered elevations, ideal for first-time-buyers, someone who wished to downsize, or a buy to let investment.

The current owner has carried out significant works, including replacing the roof, rewiring the property and installing a new fuse box, a modern-fitted wet room and a new gas boiler.

To the front of the property is a well-appointed, small garden area. There is an entrance hallway leading to staircase to first floor, and a good size reception room with a fireplace to the front of the property.

Adjacent to this is a spacious dining room with utility, which leads through to kitchen at the rear of the property. Door to lovely, sizeable garden.

First floor comprises of large landing, with rear aspect, scope to create staircase to a loft room STPP.

Bedroom one is a generous double bedroom with rear aspect.

Bedroom two is again a generous double bedroom. The wet room is modern and recently fitted.

Outside to the rear of the property is a generous space, laid to lawn.

The property is situated in the heart of the town centre, within 300 metres of both the train station and high street. Petersfield offers a variety of amenities in a bustling town



centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead now provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield, Liphook and Midhurst, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. Being in the South Downs National Park, the surrounding countryside is renowned for its beauty and outdoor activities. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School and Bohunt.

Services: Mains water, electricity, gas and drainage.

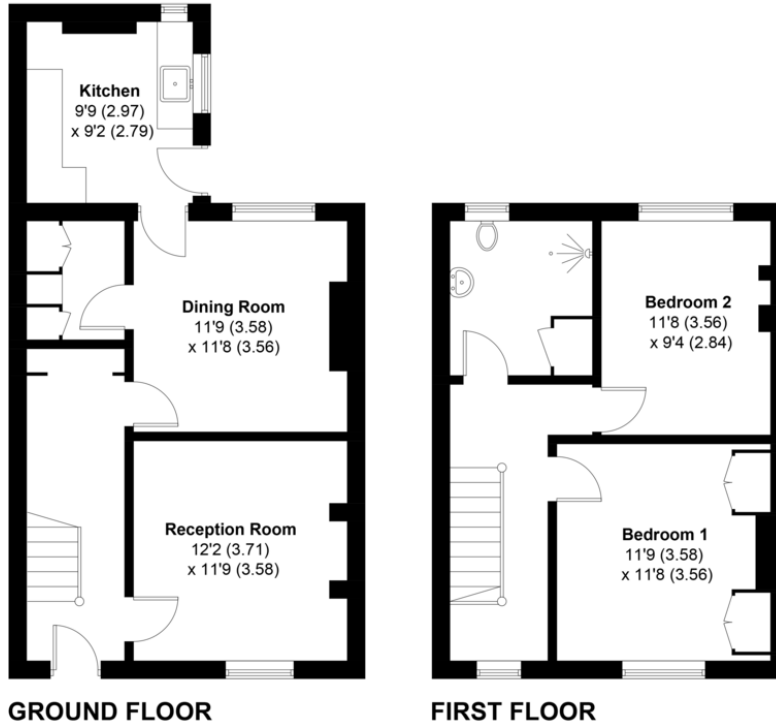
Viewing through the Vendors sole agent, Jacobs & Hunt, Petersfield.

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



25, Swan Street, GU32 2EF

APPROXIMATE GROSS INTERNAL AREA = 963 SQ FT / 89.5 SQ M



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		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1096599)
 Produced for Jacobs & Hunt - Petersfield

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