





Located in a quiet cul-de-sac within easy reach of Petersfield town centre and mainline railway station, this two bedroom semi-detached house offers a large, south facing garden, off road parking and garage. The property is offered with no onward chain.

The property consists of entrance hallway, WC and re-fitted kitchen overlooking the front of the house.

Sitting/dining room with stairs to first floor and patio doors leading to terrace and rear garden.

Landing with access to loft and airing cupboard. To the front is the master bedroom with wardrobes and a good sized second bedroom to the rear.

Three piece bathroom with electric shower.

South facing rear garden with large lawned area, full width terrace, side gate.

Allocated, private parking space and garage in nearby block.

Electric heating and electric hot water.

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

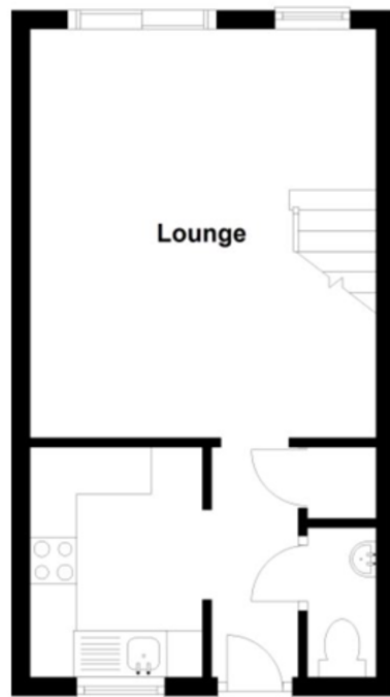
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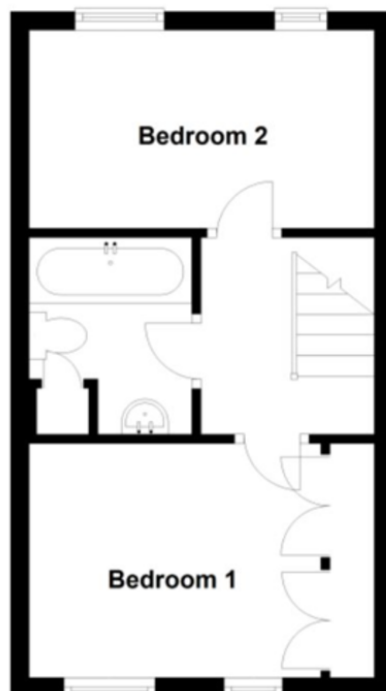
## Ground Floor

Approx. 25.7 sq. metres (277.2 sq. feet)



## First Floor

Approx. 25.7 sq. metres (277.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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 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



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