Very attractive three bedroom semi-detached house located on the Ramshill development in Petersfield. The house is within easy walk of the town centre, Churchers School and the mainline train station and the A3 being just a few moments drive away.

The area offers beautiful, open countryside and is popular with dog walkers, ramblers and cyclists and is in the centre of the South Downs National Park.

The house offers entrance hallway with cloakroom and stairs to first floor.

Modern fitted kitchen/breakfast room with integrated gas hob, electric oven and extractor hood. Space for washing machine, dishwasher and fridge/freezer. Space for table and chairs.

Large sitting room, large understairs storage cupboard, with French doors leading to enclosed garden with large lawned area and full width patio and gate leading to garage block.

On the first floor there is a good size master bedroom with built in wardrobe and three piece ensuite shower room. A further double bedroom with the third being a single room.

Three piece family bathroom suite.

Gas central heating - double glazed windows.

Garage in a nearby block with additional parking space in front. There is also two car parking spaces to the front of the property.

No onward chain.

Council Tax Band D - £2232pa. mains water, sewage, electricity and gas.

Viewings through the Landlords sole agent, Jacobs & Hunt, Petersfield.

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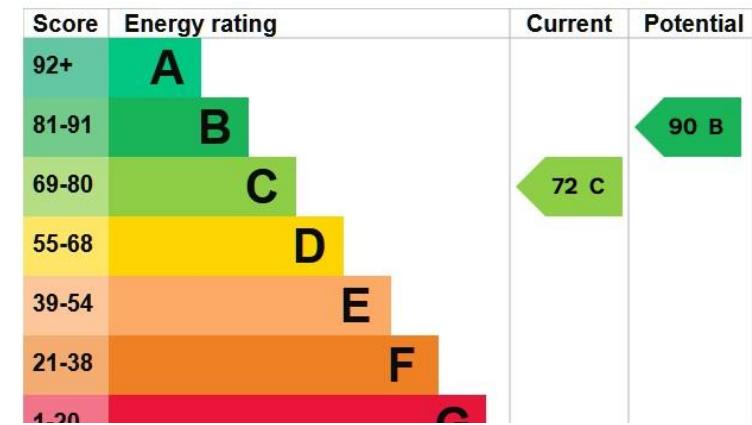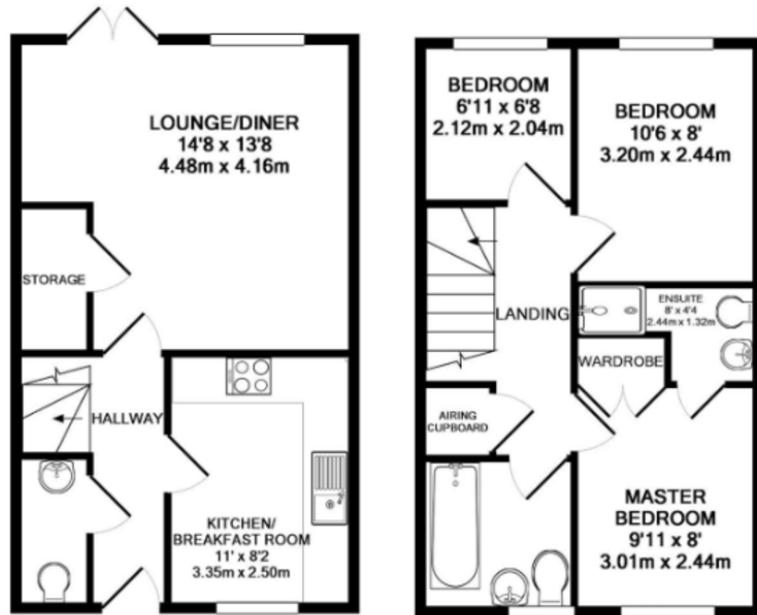
Floor Plan

LOUNGE/DINER
14'8 x 13'8
4.48m x 4.16m

STORAGE

HALLWAY

KITCHEN/ BREAKFAST ROOM
11' x 8'2
3.35m x 2.50m

GARAGE IN NEARBY BLOCK
19'8 x 9'10
6.00m x 3.00m

BEDROOM
6'11 x 6'8
2.12m x 2.04m

BEDROOM
10'6 x 8'
3.20m x 2.44m

LANDING

ENSUITE
8' x 4'4
2.44m x 1.32m

WARDROBE

AIRING CUPBOARD

MASTER BEDROOM
9'11 x 8'
3.01m x 2.44m

Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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