





Jacobs & Hunt are delighted to present this well-proportioned three-bedroom mid-terrace home, ideally situated within easy reach of the popular Petersfield Heath and the Taro Centre, offering an excellent opportunity for first-time buyers and investors alike.

The property offers a generous front garden - presenting real scope to create additional off-road parking - and is further complemented by allocated parking to the rear. Internally, the home is arranged over two floors. The ground floor comprises a welcoming entrance porch with useful storage cupboard, a spacious living room (16'10 x 11'7) which is flooded with natural light through a characterful bay window with seating, and a kitchen/dining room (11'7 x 10'1) with ample space for a table and chairs - ideal for family mealtimes.

To the first floor, three well-sized double bedrooms are served by a family bathroom with bath and overhead shower. The two principal bedrooms measure approximately 11'9 x 9'10 and 11'10 x 8'7 respectively, offering excellent flexibility for families, guests or a home working space.



Outside, the rear garden features a decked area immediately from the house, leading to a paved pathway flanked by planted borders and two striking specimen trees that provide natural canopy, privacy and real character throughout the seasons.

There is also exciting potential to extend to the rear of the property, subject to the usual planning consents - creating a significantly enlarged kitchen/diner that would truly transform the ground floor living experience.

Council tax band C - £1984 per annum

Double glazed throughout

Gas central heating

All mains services

Please contact Jacobs & Hunt, Petersfield to arrange your viewing appointment.

ANTI-MONEY LAUNDERING (AML)

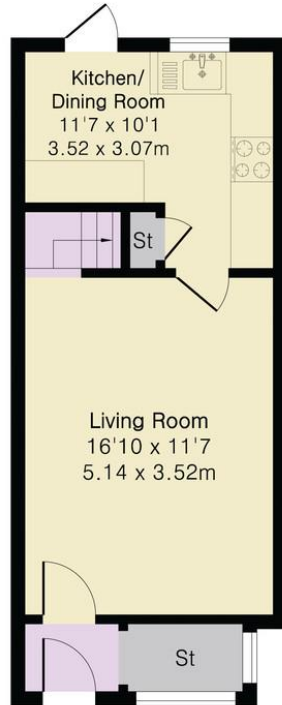
At Jacobs & Hunt we have a legal obligation to carry out Anti-Money Laundering checks on all prospective purchasers. It's a straightforward process that needs to be completed in branch, so just give the office a call and we'll get you booked in before putting your offer forward. We'll need two forms of ID from each purchaser - one to confirm your name and one to confirm your address. Please be aware that we aren't able to submit any offers until this has been done, but we'll make it as quick and easy as possible for you!



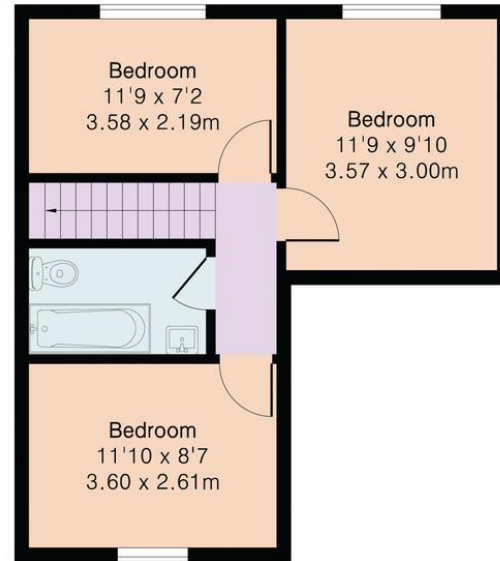
Approximate Gross Internal Area 743 sq ft - 69 sq m

Ground Floor Area 339 sq ft – 31 sq m

First Floor Area 404 sq ft – 38 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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 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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