





**** Guide Price £400,000 - £425,000 ****

Occupying a peaceful no-through-road setting on the fringes of Petersfield, this semi-detached home offers well-proportioned accommodation across two floors, together with garage and driveway parking for two vehicles - all within easy reach of local schools and everyday amenities.

A welcoming entrance hall sets the tone, with a leaded-light window framing a view over the front garden and a staircase rising to the first floor, storage cupboard tucked beneath. The hall gives access to both principal reception rooms. The living/dining room is a generous double-aspect space, anchored by a charming brick fireplace with inset gas fire, and opening via sliding doors directly onto the rear garden - ideal for indoor-outdoor living during the summer months. The kitchen is fitted with a range of units and laminate worksurfaces, offering ample space for freestanding appliances and a breakfast table.

Upstairs, the first floor comprises three bedrooms - two well-sized doubles, including a principal bedroom with built-in storage, and a further double enjoying a leafy outlook over the rear garden, alongside a comfortable third bedroom. These are served by a fully tiled shower room, fitted with a shower enclosure, WC, washbasin and wall-mounted heater.

Outside, the rear garden is a real highlight of the property: a paved patio steps up to a lawn bordered by well-stocked planting, shrubs and bushes, creating an attractive and private outdoor space. To the front, an enclosed lawned garden sits alongside a driveway leading to the detached garage.



DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance purposes only and do not constitute statements of fact, nor do they form part of any offer or contract. Jacobs & Hunt strongly advise all prospective purchasers to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

SOLICITOR

Choosing the right conveyancing solicitor is an important part of the buying process. At Jacobs & Hunt we have trusted solicitors we regularly refer our clients to, so if you'd like a recommendation just have a chat with one of the team and we'll be happy to help!

REMOVALS

At Jacobs & Hunt we want to make your move as stress-free as possible, which is why we can put you in touch with a reputable removal company. Just ask a member of the team for further details and a quotation.

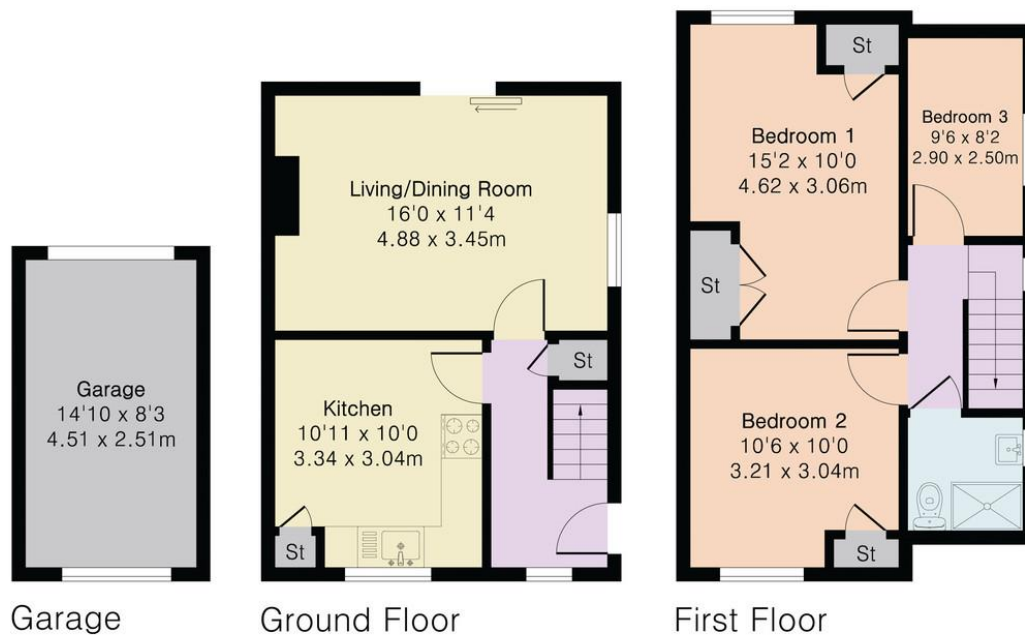


**Approximate Gross Internal Area 767 sq ft - 71 sq m
(Excluding Garage)**

Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 404 sq ft – 37 sq m

Garage Area 122 sq ft – 11 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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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