





The house offers new wiring, new plumbing, new windows, new gas boiler and heating, new kitchen and bathrooms and a wood burner in the sitting room. We have the building regulations certificate on file.

The house is located at the bottom of School Lane and offers easy walking access to Petersfield and mainline railway station.

Accommodation comprises; Open covered porch leading to front door which gives access to the sitting room, with wood burning stove and reclaimed brick flooring. Door leading to the dining room, new flagstone flooring with stairs leading to the first floor. Step up to the country style kitchen with butler sink and free standing cooker. Double glazed door to garden.

Brand new shower room with double size shower tray, tiled walls and old oak shelf, flagstone flooring, extractor fan, LED ceiling lighting.

On the first floor is a large master bedroom overlooking Sheet Church. Loft access. The second bedroom is just behind and leads to an ensuite brand new three piece bathroom with free standing bath and bridge tap, WC and wash hand basin inset onto a vanity unit with drawers below.

The loft area is fully insulated. From the kitchen back door is Garden Room with flagstone flooring - ideal for a snug or study.

Outside, there is a large, detached studio, double glazed and insulated.

Indian sandstone terrace area adjacent to the front door with further paving leading to the lane. Storage shed with



original WC. Large gravel driveway with off road parking for several cars. The remainder of the garden is lawned and well stocked.

Sheet Primary School is situated at the top of the lane.

We highly recommend an internal inspection. Our Client has already identified a vacant property to move to.

Mains gas, electricity, water and sewage.

Council Tax Band B - £1736 pa.

Viewing through the Vendors Sole Agents, Jacobs & Hunt, Petersfield.

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

#### **OFFER CHECK PROCEDURE**

If you are considering making an offer on this or any other property, we are marketing at Jacobs & Hunt, please make early contact with the office so we are able to verify your buying position. Our sellers expect us to report on a buyer's proceedability whenever we submit an offer.

#### **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.

#### **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



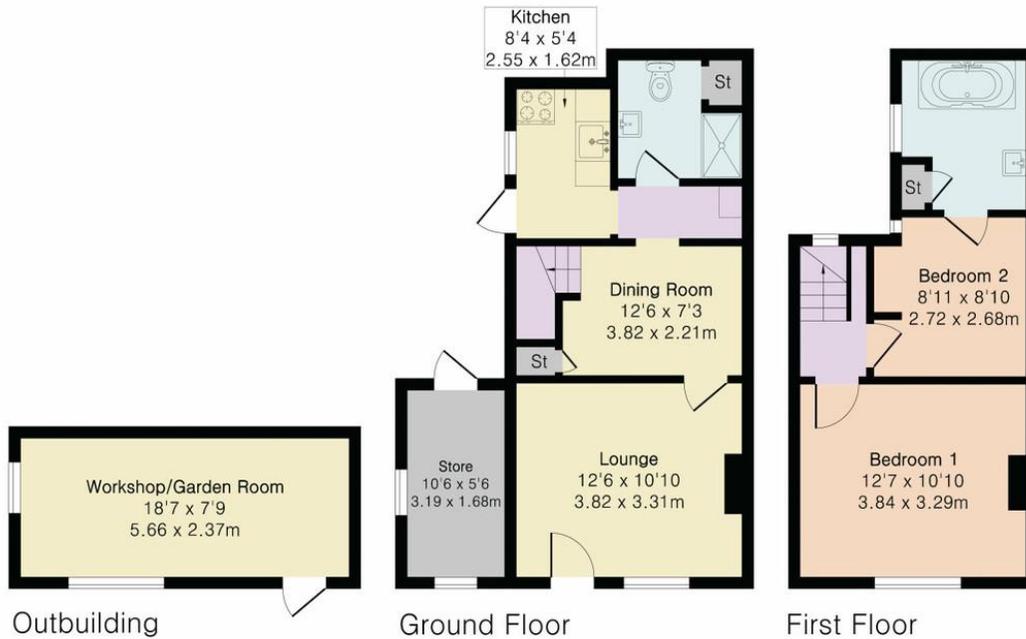
**Approximate Gross Internal Area 670 sq ft - 62 sq m  
(Excluding Outbuilding & Store)**

Ground Floor Area 360 sq ft – 33 sq m

First Floor Area 310 sq ft – 29 sq m

Outbuilding Area 144 sq ft – 13 sq m

Store Area 58 sq ft – 5 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		

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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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