





Very well presented three bedroom semi-detached and extended character house with a stunning kitchen/breakfast room with glass doors to the rear garden and decked area. The house is located within a few minutes walk of Petersfield mainline railway station and the town centre. The house is within walking distance of The Petersfield School and local junior schools.

The house is presented in excellent condition and offers a spacious sitting room to the front and adjacent is a separate dining room with a wood burning stove.

The kitchen/breakfast room is the hub of the house has been extended and offers glass doors leading to the rear garden and decking area. The kitchen offers a full range of floor and wall mounted units with a wonderful solid wood peninsular unit that doubles as a breakfast bar. There is ample space for a table and chairs.

Separate utility area.

On the ground floor is a luxury three piece bathroom suite with pumped shower over the bath. Under stairs storage cupboard and stairs leading to the first floor.

On the first floor are two double bedrooms and a large single bedroom.

The rear garden is laid to lawn with a westerly aspect and there is a large wooden outbuilding with a lockable storage area, wood storage area and a work shop/office room.

No onward chain.



Off road parking for two cars.

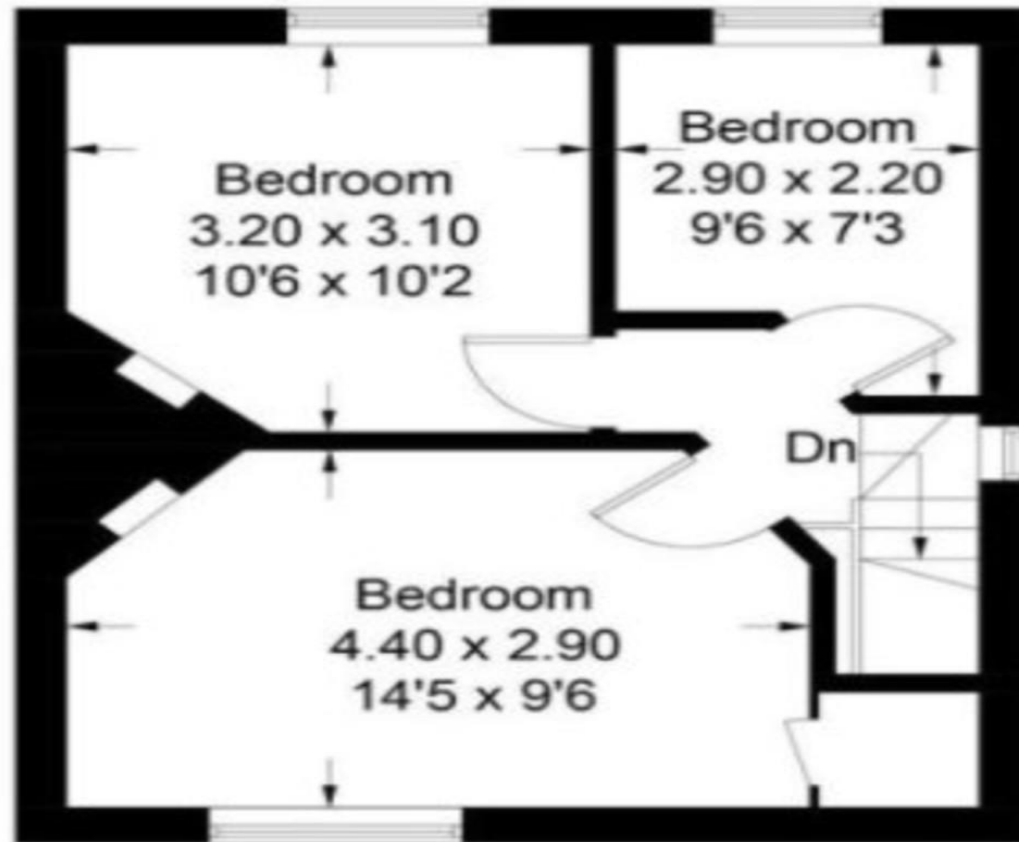
Double glazed - Gas central heating.

Council Tax Band C £1984. EPC rating - D

Viewing through Jacobs & Hunt, Petersfield.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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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