





Jacobs & Hunt are delighted to present this wonderfully characterful two-bedroom semi-detached bungalow, positioned on the highly regarded and desirable Pulens Lane in Petersfield. Offering excellent potential and a generous plot, this is a fantastic opportunity for buyers looking to put their own stamp on a property in one of Hampshire's most desirable market towns.

For those looking to grow into the property, there is excellent scope to extend into the loft space, subject to the usual planning consents, creating an additional two bedrooms and a bathroom - significantly enhancing the footprint of the home. The existing garage, measuring an impressive 7.36m in length, provides further flexibility as storage, workshop or potential conversion space.

Upon entering, you are welcomed by a bright and spacious hallway leading to the well-proportioned accommodation throughout. The comfortable living room is a real highlight, featuring a charming fireplace, attractive hardwood flooring and a large bay window that floods the room with natural light whilst framing a beautiful outlook over the front garden.



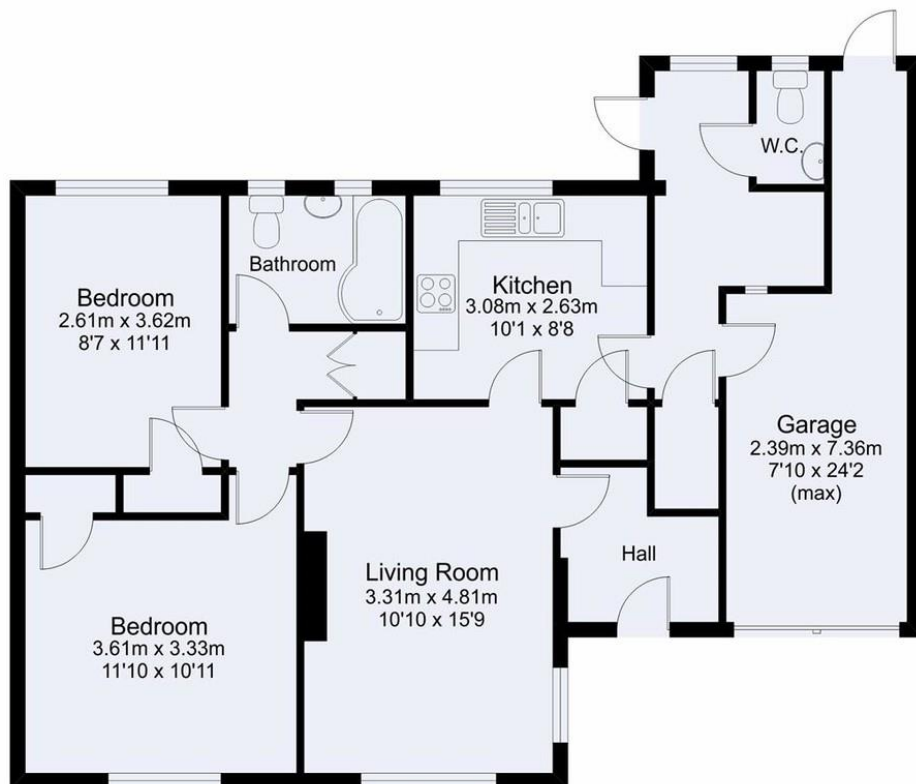
The kitchen has been well fitted with a range of cream shaker-style units, warm wood-effect worktops, an induction hob with extractor over, integrated oven and dishwasher - a real pleasure for any home cook. There is also a separate utility room providing additional storage, space for laundry appliances and a handy door to the rear garden.

Both bedrooms are well-sized doubles, with the principal bedroom benefitting from fitted wardrobes. The family

bathroom is fully tiled with a bath and overhead shower, WC and wash hand basin, with two windows ensuring excellent natural light and ventilation. A separate WC adds further practicality.

The property sits on a generous plot with a lovely mature rear garden - a real suntrap, beautifully framed by established trees, colourful rhododendrons and well-stocked shrub borders. Whether you're a keen gardener or simply love outdoor space, this garden truly delivers. To the front, a wide driveway provides ample off-road parking for multiple vehicles alongside the single garage.





Pulens Lane, Petersfield

Total Approx Gross Internal Floor Area = 85 Sq/m - 915 Sq/ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
Hampshire, GU32 3EF

www.jacobshunt.co.uk
01730 262744
properties@jacobshunt.co.uk

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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