





An extended semi-detached home, offered to the market with the distinct advantage of no onward chain, situated within a well-regarded residential close just a short walk from Petersfield town centre.

Occupying a generous plot and extended to the rear, this two-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home with considerable scope to modernise and place their own stamp on. The accommodation extends to approximately 1,147 sq ft (106 sq m) of gross internal floor area, excluding the substantial outbuilding.

The ground floor has been thoughtfully configured to maximise everyday living. A generous living room forms the heart of the home, featuring a fireplace, neutral carpeting and leaded-light French doors opening to the rear garden. Adjacent to this, a separate breakfast/dining room provides excellent flexibility and could equally serve as a third bedroom if required. The kitchen - fitted with solid oak-fronted cabinetry, green granite-effect worktops and a heritage-style double oven - offers a practical working space with a pleasant outlook over the rear garden. Completing the ground floor is a family room, providing further versatility that many homes of this type simply cannot offer, benefitting from a shower room off. There is also a downstairs WC.

To the first floor, two well-proportioned bedrooms are complemented by a bathroom, with the principal bedroom being a generous size.

Externally, the rear garden is a real feature of the property. A generous paved terrace extends across the full width of



the rear elevation, part-covered by a pergola structure, creating a natural entertaining and alfresco dining space. The outbuilding - comprising a garage and a separate workshop - adds a further 301 sq ft and represents outstanding utility for the hobbyist, tradesperson or those simply requiring serious storage. Off-street parking is provided via a driveway to the front.

Gloucester Close sits within a quiet, established residential setting approximately 0.3 miles from Petersfield town centre. Petersfield is a charming and vibrant market town nestled in the heart of the South Downs National Park, blending a rich heritage with an impressive array of eateries and a growing cultural scene. The town is served by Petersfield railway station on the Portsmouth Direct Line, with regular services to London Waterloo and Portsmouth Harbour, while the A3 provides convenient road connections to Guildford and London. Local supermarkets including Tesco and Lidl are within 0.4 miles, and Petersfield Infant School and The Petersfield School secondary are both within 0.6 miles.

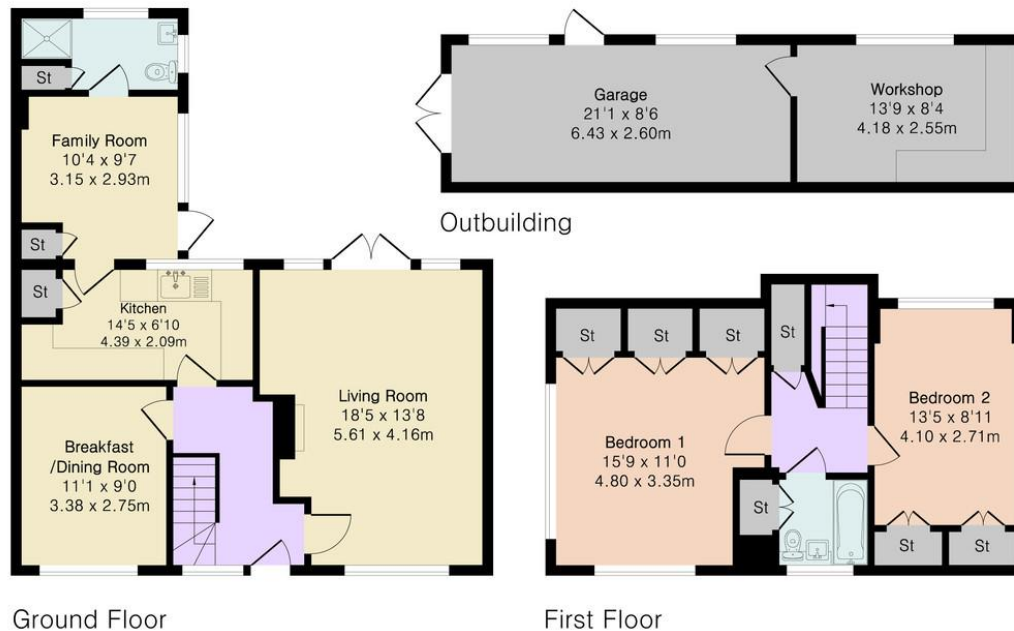


**Approximate Gross Internal Area 1147 sq ft - 106 sq m
(Excluding Outbuilding)**

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 467 sq ft – 43 sq m

Outbuilding Area 301 sq ft – 28 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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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