







This three-bedroom terraced house offers huge accommodation in the very heart of Petersfield and is just a few minutes walk from Heath Pond and the Town Centre. The property offers a south facing enclosed rear garden with views across paddocks and open fields.

Additionally, the house is close to TPS and the Primary Schools within Petersfield. No onward Chain!

Accommodation comprises;

Front door leading to large sitting room with woodburning stove and wooden floor.

Off the sitting room is a good size Study/Family room.

There are two square archways - one leads to the Kitchen the second to the Dining area - which is to the rear of the house. This is a lovely bright and spacious room with an excellent range of kitchen units with work top. Integrated single electric oven, gas hob, extractor hood and dishwasher. Door to rear lobby and ground floor Cloakroom.

Stairs leading to first floor landing.

There are three excellent sized bedrooms along with a modern white bathroom suite with shower over the bath.

To the rear of the property is an enclosed, lawned south facing garden with shed and a gate giving access to the gravelled private parking area with space for 2/3 vehicles.

There are ample dog walking fields behind the house and





across at Heath Pond, too.

No onward chain!

Gas central heating, double glazed windows, mains water, electricity and sewage.

Council Tax Band D - £2232 per annum.

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

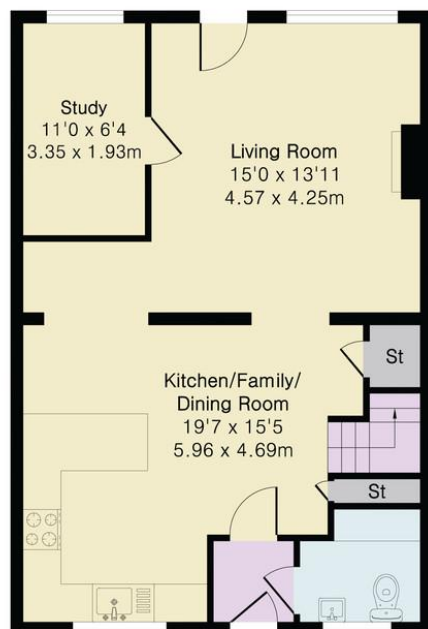
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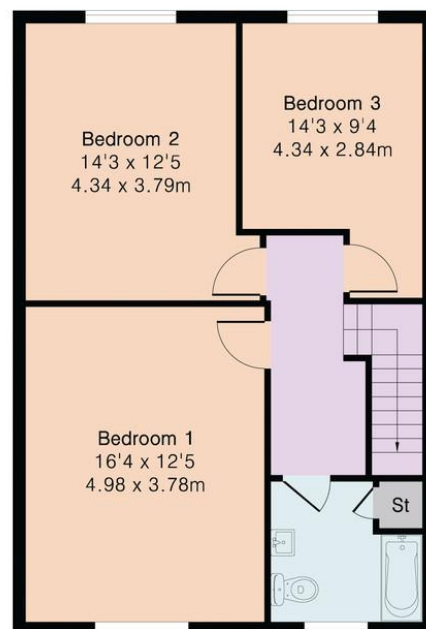
# Approximate Gross Internal Area 1278 sq ft - 118 sq m

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 639 sq ft – 59 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	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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