





Situated on Durford Road in the highly sought-after market town of Petersfield, this beautifully presented three-bedroom mid-terraced home offers turnkey accommodation within easy reach of the town centre, mainline railway station and a wealth of local amenities. The property is also conveniently positioned close to Petersfield Heath and Herne Junior School, making it an ideal choice for families and commuters alike.

The property enjoys an attractive private front garden laid to lawn, creating a welcoming first impression. Upon entering, you are greeted by a spacious entrance hallway with stairs rising to the first floor and a convenient ground floor WC with hand wash basin.

To the front aspect is a generous sitting room, beautifully light and well-proportioned - the perfect space for relaxing or entertaining. To the rear, the heart of the home is the impressive 22'10" kitchen/dining room, fitted with a modern range of units and offering ample space for a dining table and chairs, ideal for family life and social gatherings.

The current owners have thoughtfully enhanced the ground floor with the addition of a superb garden room, featuring a striking lantern roof light and bi-fold doors that open onto the rear garden, seamlessly blending indoor and outdoor living.

The enclosed rear garden enjoys a desirable southerly aspect and is predominantly laid to lawn, complemented by mature borders and a garden shed - a wonderful space for children, pets and summer entertaining.

Upstairs, there are three well-proportioned bedrooms along



with a stylish, modern family bathroom fitted with a contemporary suite including a bath with shower over.

This exceptional home combines modern living with a convenient location, all within walking distance of the town centre and station, offering direct links to London and the south coast. Early viewing is highly recommended to appreciate the quality and location on offer.

Gas central heating

Double glazed throughout

All mains services

Council tax band C - £1984 Per annum

Viewings through the vendors' sole agents, Jacobs & Hunt, Petersfield.

OFFER CHECK PROCEDURE

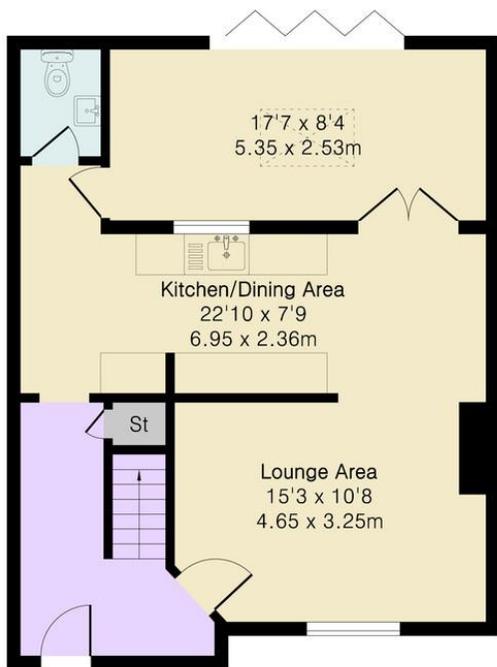
If you are considering making an offer on this or any other property, we are marketing at Jacobs & Hunt, please make



Approximate Gross Internal Area 1078 sq ft - 100 sq m

Ground Floor Area 649 sq ft – 60 sq m

First Floor Area 429 sq ft – 40 sq m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	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 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

