





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	76

3 Tilmore Gardens, Petersfield

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 101.7 sq m / 1094 sq ft

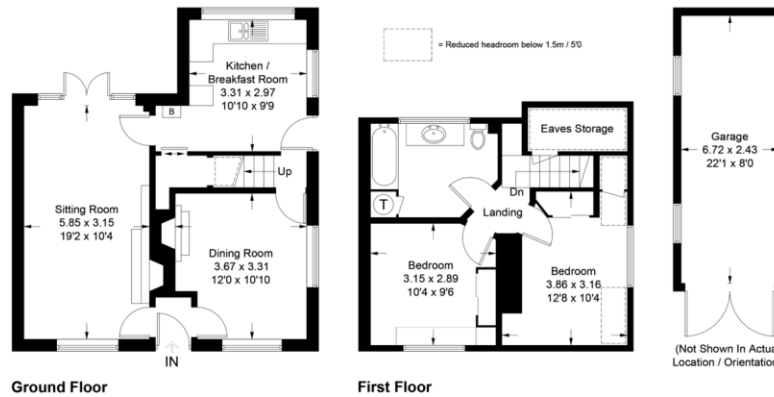


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk sketch.com © (ID639800)

Charming two bedroom, double fronted semi-detached period cottage in a highly popular area of Petersfield, located within easy reach of the town centre and mainline railway station. The house has been well looked after by the previous owners with a pretty country style front garden with a lovely variation of flowers, plants and shrubs and laid to lawn. Long driveway leading to the detached garage and beautiful. Large and enclosed rear garden and further, offers the scope for extending, subject to planning.

The house features part double glazed windows and gas central heating and is offered with no onward chain. An ideal opportunity for a purchaser to add value and increase this lovely house into a large, spacious family home/

The accommodation comprises of front door leading to entrance hallway. Ledge and brace door leading to a large, double aspect living room with fireplace and French doors to terrace area and rear garden.

The hallway also leads to the dining room via ledge and brace door which, again, is double aspect with a pretty fireplace.

The kitchen/breakfast room is fitted with a range of pine fronted, handmade base units with work surfaces over, sink, space for washing machine and cooker with door to the driveway. Space for table and chairs. Wall mounted boiler for gas central heating and hot water. Large

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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

