





This three bedroom house is located at the Pulens lane end of Love Lane and offers a large, secluded plot with double detached garage and driveway.

Potentially, a blank canvas for the next owner to put their mark on the house, safe in the knowledge that the property has had the benefit of new double glazed windows in 2011 when the rear soffits were also repaced, and guttering to the front was replaced in 2015, new gas boiler in 2017. The wiring was also upgarded in 1998 and again in 2008.

The house requires internal refurbishment but offers a huge amount of scope as the internal rooms are spacious and bright.

Accommodation comprises;

Entrance vestibule with tiled floor.

Front door leading to very large entrance hallway with parquet flooring, stairs to first floor, WC.

Sitting room with treble aspect, fireplace, patio doors to rear garden, parquet flooring.

Dining room with parquet flooring and front aspect.

Kitchen to the rear with garden views, gas boiler and door leading to;

Study/family room. Doors to front and rear garden, WC.

The first floor offers three good sized bedrooms, bathroom and separate WC,



Externally the house is positioned centrally within the large, secluded plot with pathway to the front door and a good sized front garden.

Adjacent is the driveway with detached double garage with light and power. The rear garden is an excellent size with an abundance of mature trees, shrubs and plants, very private and a real feature of the property.

The house is sold with no forward chain.

Gas central heating, double glazed windows.

Easy walk to Petersfield town centre with it's excellent amenities and mainline railway station. Herne Junior School is just a few minutes away with The Petersfield School. and Churchers College within very easy reach.

Council Tax Band F - £2577 per annum

Viewing through Jacobs & Hunt, Petersfield.

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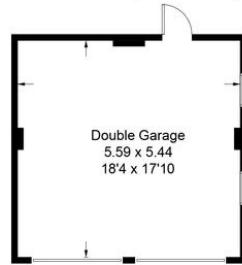


## Love Lane, Petersfield

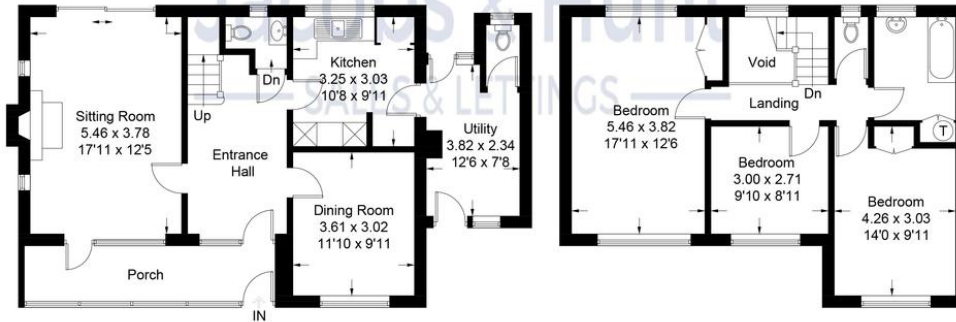
Approximate Gross Internal Area = 135 sq m / 1453 sq ft  
(Excluding Void)

Double Garage = 30.5 sq m / 328 sq ft

Total = 165.5 sq m / 1781 sq ft



(Not Shown In Actual Location / Orientation)



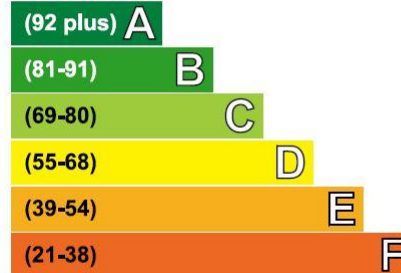
Ground Floor

First Floor



### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	78
54	

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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

