





A bright, spacious three bedroom detached bungalow in the sought-after village of Rowlands Castle that has undergone a programme of refurbishment in recent years and is now offered in extremely good order with well laid out, and well-proportioned accommodation.

Situated away from any passing traffic, the bungalow is within an easy stroll into the village centre. Rowlands Castle village is centred around a spacious village green, with a local store, three public houses and affords immediate access to surrounding countryside. The village also has the benefit of a railway station, on the London Waterloo to Portsmouth Harbour line, with both the A27 & A3 being a short drive, allowing access to Havant, Petersfield and Chichester.

The bungalow is one of three, set back off The Drift via a shared driveway. Enjoying two areas of parking and a garage, on entering the bungalow into a central hallway with storage cupboard and doors to a light and airy sitting room that has French doors out to a decked terrace that leads to the private rear garden. A door from the sitting room leads into a modern fitted kitchen/breakfast room. The main bedroom boasts an en-suite shower room, while the two further bedrooms are serviced by a modern family bathroom. The property enjoys double glazing and gas central heating.



Externally, there is a low maintenance lawned front garden with an area of shingled parking. At the rear a decked area runs around the side and rear of the bungalow, leading to a lawned garden enclosed by panelled fencing, with a pedestrian gate to the driveway. The garage has up & over door, window, plus power and light.

EPC - D Rating

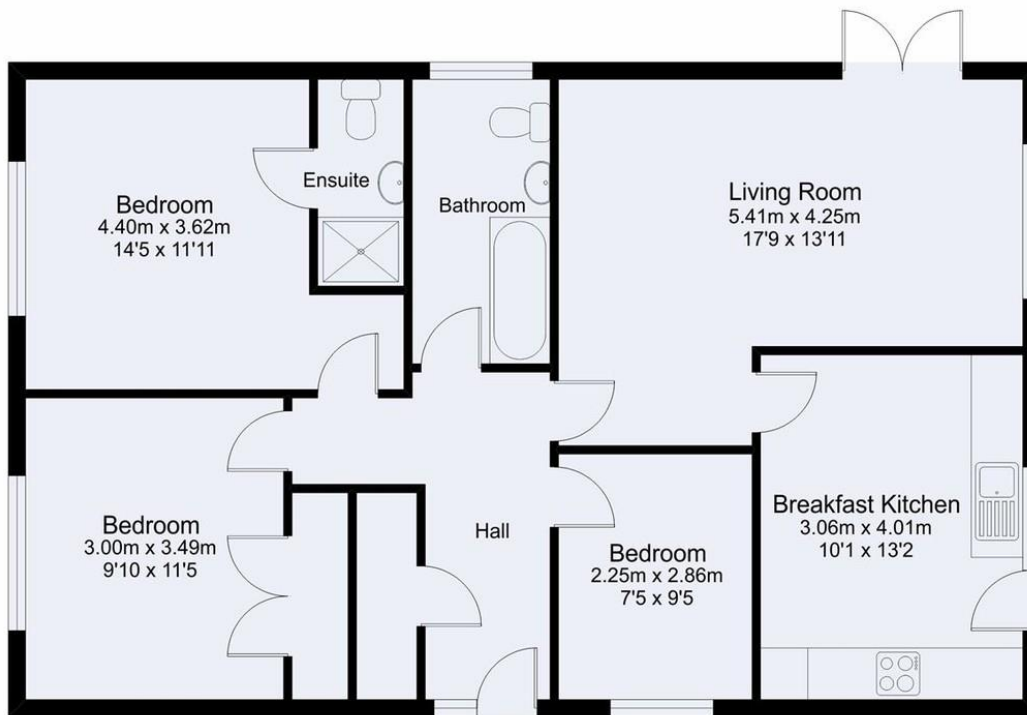
Council Tax Band D - £1776.84 per annum.

Offered with no onward chain.

Sole Agency with Jacobs & Hunt, Petersfield.

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PLEASURE!





Yardlea Close, Rowlands Castle

Total Approx Gross Internal Floor Area = 84 Sq/m - 904 Sq/ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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

