





A modern three-bedroom semi-detached house with west facing garden, carport and conservatory located in a residential cul-de-sac on the western side of Petersfield.

Conveniently located for both the A3 and the mainline railway station. Tucked away at the end of this residential cul-de-sac on the west side of Petersfield, this semi-detached home offers three bedrooms and bathroom on the first floor, with a front aspect living room, fitted kitchen that leads through to a rear conservatory which looks out over the rear garden, plus study and cloakroom on the ground floor. Benefitting from double glazed windows and gas central heating and is in good decorative order.

Externally, the property has a driveway adjacent to the side and a carport, to the front is a small area of garden and the rear garden is enclosed by panelled fencing, has an area of paved patio adjacent to the rear conservatory, that leads to a mainly lawned garden.



Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There

are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Council Tax Band – C - £1642.78 per annum

Viewing strictly by appointment with the Sole Agents, Jacobs & Hunt, Petersfield. Tel: 01730 262744. We follow government Covid guidelines.

**WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!**



## Dukes Close, Petersfield

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft  
 Store = 9.4 sq m / 101 sq ft  
 Total = 86.7 sq m / 933 sq ft

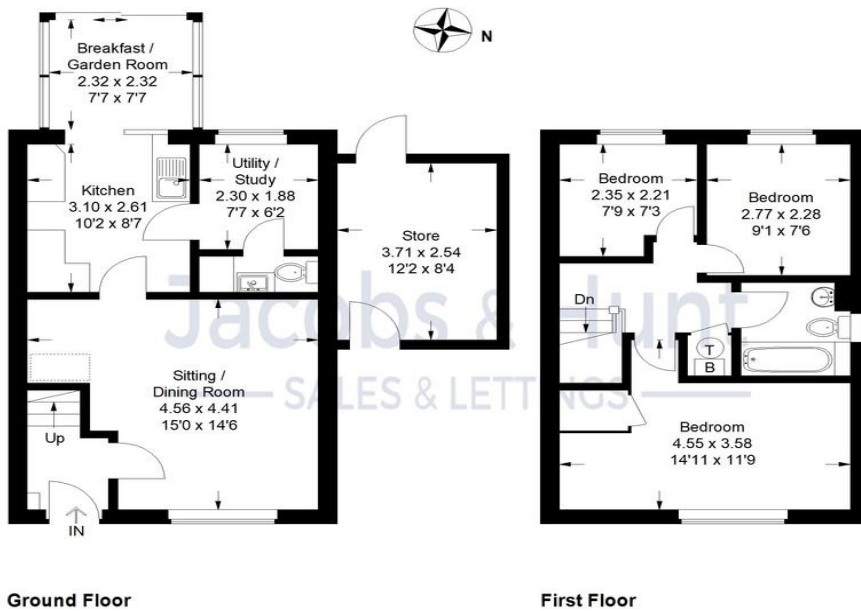


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   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

