





Charming three bedroom mid-terrace Victorian period home that has just benefitted from a brand new grey gloss kitchen with appliances. The house is located on the south side of Osborne Road so features a very pretty rear courtyard garden and a lovely front garden and is within easy walking distance of the town centre and mainline railway station.

Accommodation comprises; Entrance hallway with stripped pine floor, stairs to first floor, under stairs storage recess and built in cupboard.

Sitting room with large double glazed square bay window, feature bio-ethanol fuel feature fireplace with surround, mantle and hearth.

Beautifully re-fitted grey gloss kitchen with Zenith solid laminate heat resistant work tops, stainless steel sink and integrated draining area. Brand new integrated kitchen appliances including single electric oven, electric induction hob, extractor hood, dishwasher and under work top fridge. There is a peninsular unit that incorporates a breakfast bar with seating for two. Alexa controlled ambient lighting system. The kitchen also offers a study/family area with a 5kW wood burning stove and space for dining table and chairs. Glazed door to rear garden.



Utility room with wooden work top and further under unit appliance space with plumbing for washing machine. Re-fitted WC with hand basin.

On the first floor, the master bedroom overlooks the rear of the house with a built in wardrobe and Victorian ornamental fireplace. The second bedroom is a large double

and overlooks the front garden. Bedroom three is a large single bedroom and has an airing cupboard that houses the boiler and hot water tank, with built in cupboards over. Overlooks the rear garden.

The bathroom features a free standing claw foot bath with shower over, WC and wash hand basin with inset ceiling lights.

Externally, the pretty front garden is a good size with flower and plant borders, block paved path to front door. The rear garden is south facing and has been well designed with a wooden deck area which leads to an area of artificial grass and gives access to the rear passage way via a wooden gate. Garden shed. Door to utility and WC.

Full Fibre broadband is currently supplied to the house by BT giving 75mbps.

There is on road parking and two parking permits available from EHDC.

Easy walking distance to town and mainline railway station.

Double glazed and gas central heating.

Council tax Band C - £1586 per annum. Mains gas, water and drainage.

Viewing through the Vendor's Sole Agents, Jacobs & Hunt, Petersfield.



Osborne Road, Petersfield

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft

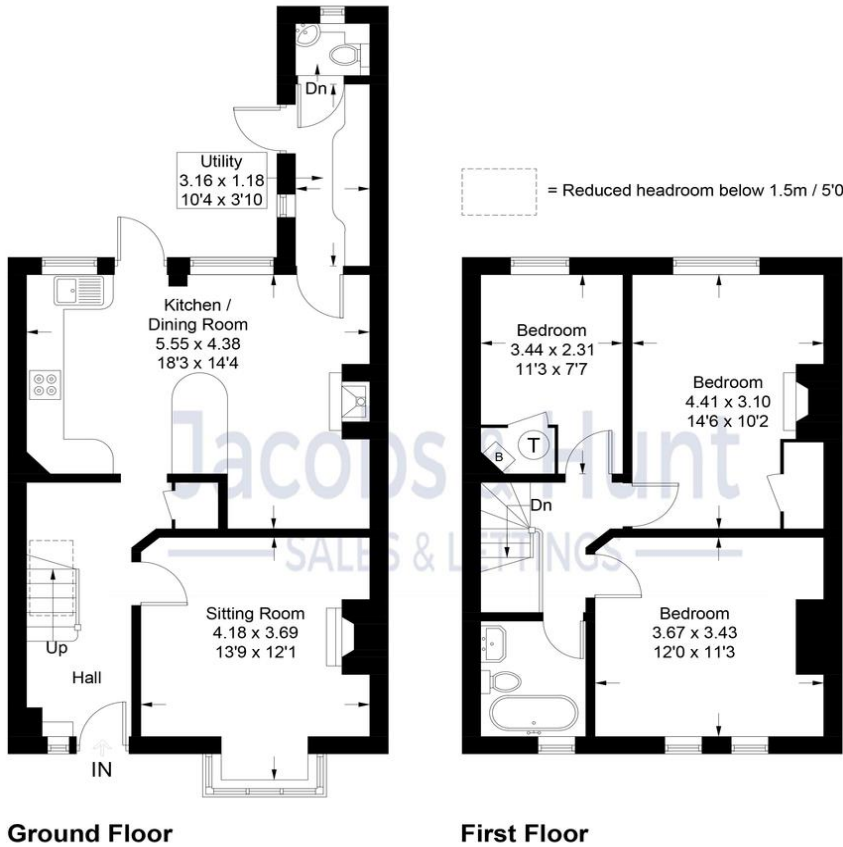


Illustration for identification purposes only, measurements are approximate, not to scale. (ID738807)



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

