





The Vendor has commissioned a Survey Report from a reputed, local Surveyor that is available for inspection as there is clear evidence of structural movement within the house, which will make the property difficult to secure mortgage finance on in its current condition. Potential buyers will need to do their own investigations around the works required but we suggest cash buyers only are invited to enquire.

All enquiries strictly through the Vendor's sole agents, Jacobs & Hunt, Petersfield.

This charming home was built in 1939 and this is the first time it has been offered for sale on the open market. The house features a large, west facing rear garden of 100 plus feet with a long driveway and detached garage.

Located just a few moments walk from the Queens Head pub in Sheet and not far from Petersfield town centre with it's mainline railway station and excellent amenities.

The house offers the scope for improvement and extension, subject to planning, and could offer a substantial family home in one of Hampshire's most in demand villages.

Accommodation comprises;

Entrance hallway with stairs to first floor and large under stairs cupboard.

Dining room to front aspect, open fireplace with original tiled hearth.

Sitting room to the rear with gas fire which houses back



boiler for central heater and hot water.

Kitchen with door to side, fitted with a range of floor and wall units. Cooker space.

On the first floor, the main bedroom overlooks the rear garden and has a good range of hand made wardrobes.

The second bedroom is a good size double and overlooks the front garden, as does bedroom three, which is a single room.

The bathroom offer s a sink, bath and WC.

Externally, the front garden is a good size and the driveway runs up passed the side of the house and there is good scope for increasing the driveway size. Detached garage.

The rear garden is a real feature being 100 feet plus in length, west facing and laid to lawn.

Council Tax Banding D - £1784 per annum.

Mains gas, water and drainage.

Viewing strictly through the Vendor's sole agents, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING
CONVENIENCE!



Inmans Lane, Sheet, Petersfield

Approximate Gross Internal Area
 80.7 sq m / 867 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Store = 1.2 sq m / 13 sq ft
 Total = 94.0 sq m / 1010 sq ft

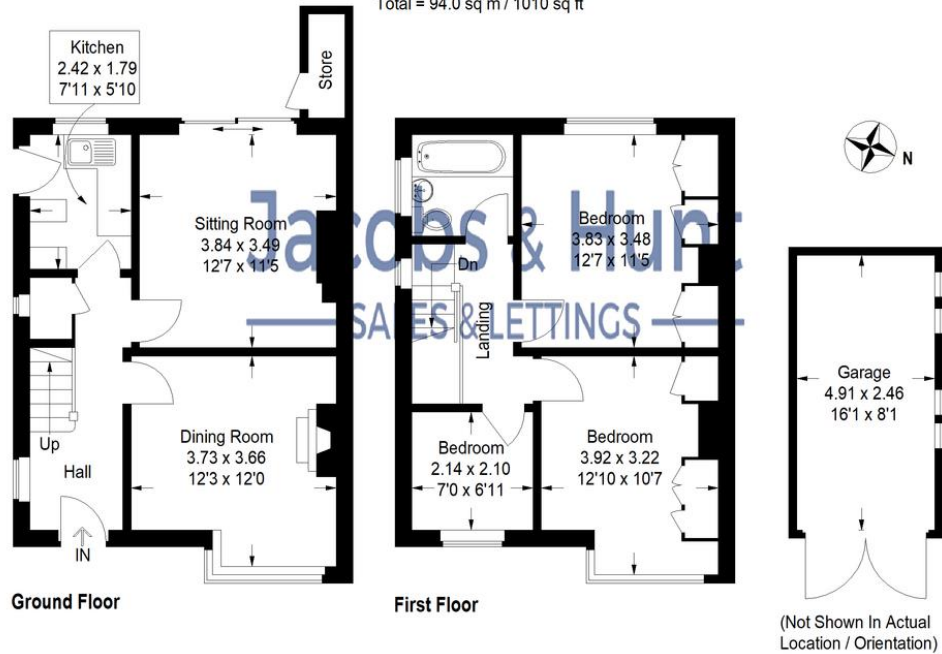


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,
 Hampshire, GU32 3EF

www.jacobshunt.co.uk
 01730 262744
 properties@jacobshunt.co.uk

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

