

Jacobs & Hunt

7 NIGHTINGALE ROAD, PETERSFIELD, GU32 3LT
ASKING PRICE OF £450,000





This wonderful three bedroom detached home offers an excellent opportunity for young families, downsizers, or even investors. Offering three bedrooms and modern open-plan living, viewing comes highly recommended.

On approach you will notice the driveway parking and separate garage, an electric car charging point, along with a pretty front garden, a recently fitted front door leads to a porch entrance hallway with parquet flooring, built in storage and a cloakroom, the ground floor layout also features a wonderful open plan kitchen/dining/living room - refitted to a high standard with Karndean flooring and french doors to the rear garden. Perfect for young families!



The first floor has three bedrooms two doubles and a single and is serviced by a family bathroom with a lovely, refitted modern bathroom. The landing also has access to the loft space.

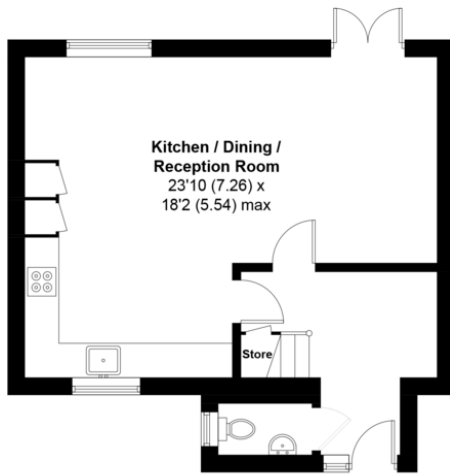
There is ample outside space with a sunny, west facing garden, mainly laid to lawn with a patio area.

The property also has the benefit of being sold with no onward chain.

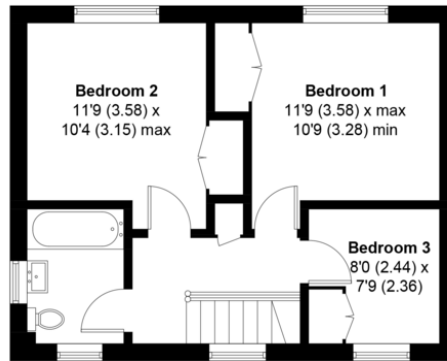


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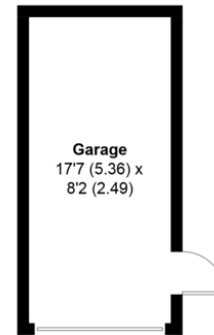
APPROXIMATE GROSS INTERNAL AREA = 923 SQ FT / 85.8 SQ M
 GARAGE = 144 SQ FT / 13.4 SQ M
 TOTAL = 1067 SQ FT / 99.2 SQ M



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1134765)
 Produced for Jacobs & Hunt - Petersfield

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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

