

Jacobs & Hunt

14 KENNET ROAD, PETERSFIELD, GU31 4LS
ASKING PRICE OF £425,000





Located on the Rivers Estate, just off the Causeway, is this three bedroom detached home offering a level walk into Petersfield town centre with access to the mainline train station and shops as well as being close by to The Petersfield School.

The house features a lovely garden with a decked area, sun terrace and large lawn and would be ideal for further extension, subject to planning. Large driveway and garage.

Accommodation comprises;

Front door to entrance hallway with downstairs WC.

Front aspect sitting room with electric, roll down blind and stairs to first floor. Archway leading through to the open plan dining room with under stairs cupboard and sliding patio doors opening out onto the decked area.

Kitchen offers rear aspect views onto the garden, with gas hob, oven, space and plumbing for a washing machine and a range of kitchen units. The kitchen is partially open plan with the utility room which offers space for white goods and entrance to a spacious garage with access to garden at rear and electric roller door at the front, ample space for storage.

First floor comprises landing with access to loft, airing cupboard with hot water tank and boiler plus access to bedrooms and bathroom.

Bedroom one offers rear aspect views over the garden and built in wardrobes. Bedroom two offers front aspect views with built in wardrobe and bedroom three offers front



aspect views.

Bathroom with walk in shower and sink with cupboards underneath plus WC.

Externally, to the front of the property there is a large, private driveway and access to the garage. To the rear of the property, decking area with steps down into the garden with sun terrace and a lawned area offering space for alfresco dining. The garden backs on to a green and is non-overlooked.

Gas central heating, mains electric, water and drainage.

No onward chain.

Council tax band D - £1932 per annum

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

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Kennet Road, Petersfield

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft
(Including Garage)

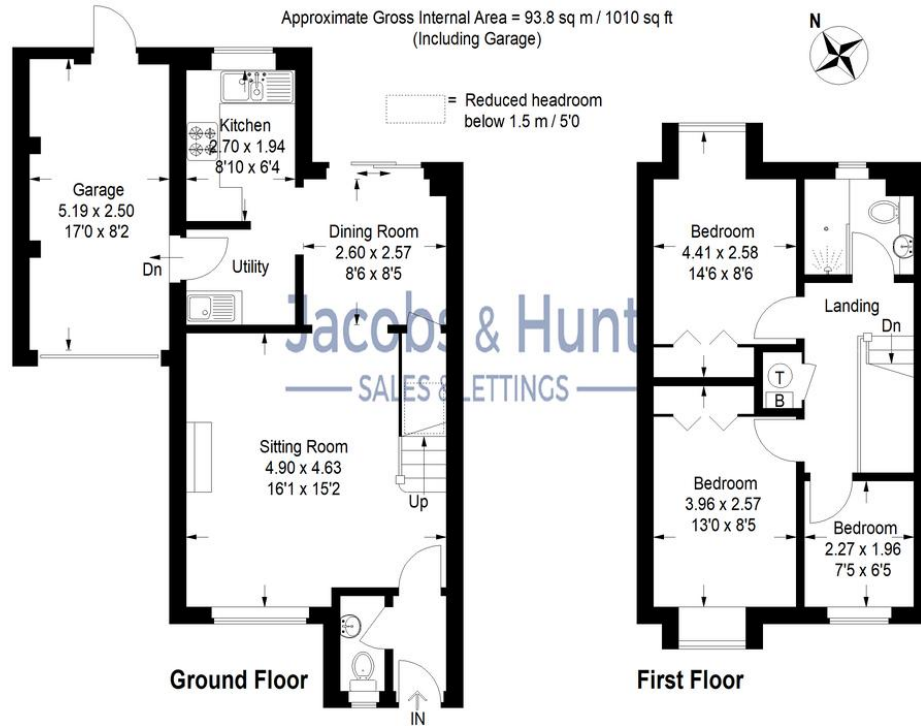


Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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



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