





Charming three bedroom house situated in Herne Court, within easy walking distance of Petersfield town centre, its fantastic local amenities, the Heath Pond and the mainline railway station.

The Petersfield School as well as Churcher's College and the junior schools are all within easy walking distance.

The property offers a pretty and private south facing garden, off road parking, garage and no onward chain.

Accommodation comprises;

Front door to spacious entrance hallway giving access to downstairs cloakroom with WC as well as under stairs cupboard, further storage cupboard and staircase to first floor.

Spacious sitting room with feature fireplace with gas fire, opening onto double glazed conservatory through double doors.

Conservatory with tiled flooring opening onto the rear garden through French doors.

Kitchen/breakfast room looking over the rear garden, with space for washing machine, oven and fridge/freezer. Further versatile room currently in use as a workshop and door giving access out into the garden.

First floor comprises of landing with storage cupboard, loft access and access to all rooms.

Bedroom one offers pretty views over the rear garden and



has fitted wardrobes.

Bedroom two and three have a front aspect view with bedroom two benefitting from fitted wardrobes and bedroom three containing an airing cupboard with hot water tank.

Externally, the south facing rear garden is a real feature with a lawned area being surrounded by established colourful borders and being south facing, it is a real sun trap. Out through the back of the property is a walkway leading to the property's garage and the other way opening up onto Heath Road.

Gas central heating -Double glazed windows.

Council Tax Band D - £2028 per annum

Mains gas, water, electricity and sewage.

No onward Chain!

Viewing through the Vendors sole agent, Jacobs & Hunt.

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CONVENIENCE!**



Herne Court, Heath Road, Petersfield

Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 118.5 sq m / 1275 sq ft

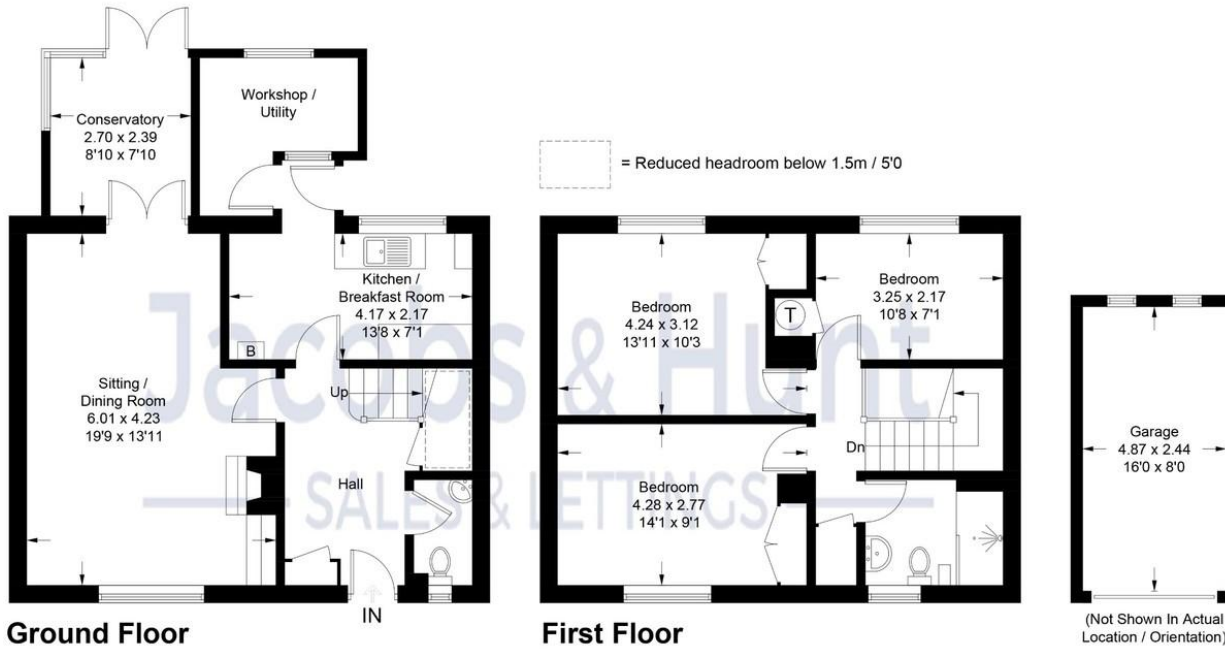


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID967174)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	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 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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