

**Jacobs & Hunt**

40 BUCKINGHAM ROAD, PETERSFIELD, GU32 3AZ  
ASKING PRICE OF £325,000





Spacious and bright, two bedroom, semi-detached house in a private and quiet cul-de-sac with south facing, good sized garden and driveway and garage.

The house is a perfect Buy to Let investment or a first time buy.

Accommodation comprises;

Entrance porch with access to good sized sitting room with recently fitted laminate floor. Stairs to first floor.

Modern, well fitted kitchen/dining room with access to a well-built conservatory that gives access to the garden.

On the first floor are two excellent sized bedrooms with wardrobes and well fitted, modern bathroom.

The rear garden has a good sized, south facing garden which is mainly lawned.

There is a garage alongside with private driveway parking.

Gas central heating and double glazed windows.

Council Tax Band C - £1717 per annum

Double glazed windows. Gas Central Heating.

Mains water, electricity and sewage.

Viewing through the owners Sole Agents, Jacobs & Hunt, Petersfield.



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



# Buckingham Road, Petersfield

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft  
(Including Garage)

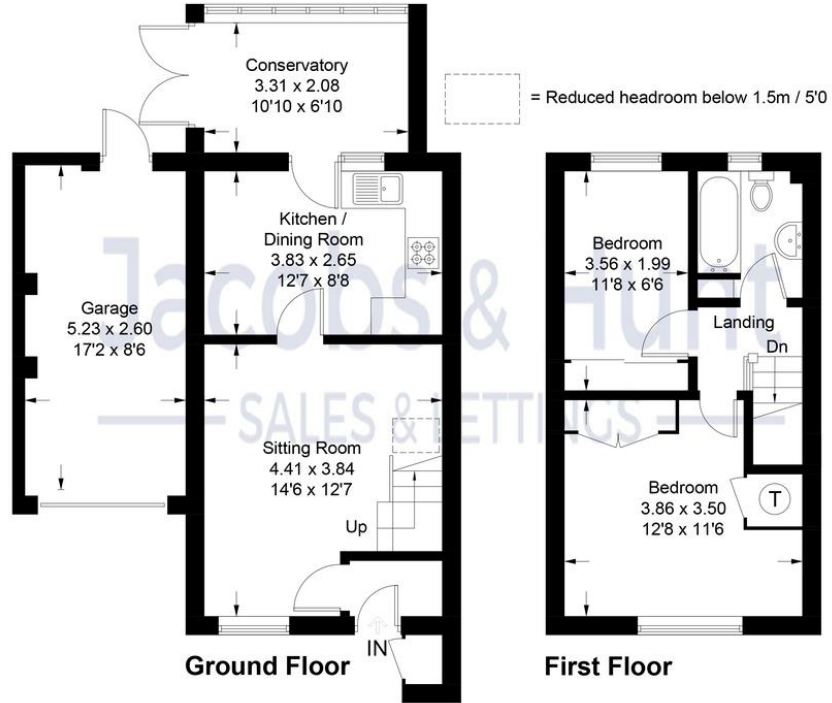


Illustration for identification purposes only, measurements are approximate, not to scale. (ID948421)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   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 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

