

**Jacobs & Hunt**

38 NORTH ROAD, PETERSFIELD, GU32 2AX  
£425,000





A rarely available, two double bedroom home that has retained its period features but embraced a modern living environment, located in the heart of Petersfield.

On approach you will notice the pretty kerb appeal the house offers and useful front garden, the entrance hallway has had a downstairs cloakroom added, there are two reception rooms, one at the front of the house is a versatile space and could act as a great snug room, home office or nursery and has a feature fireplace to add to the charm. Reception two is a long lounge room with dining space due to an extension with high glass fronted ceiling, which helps to flood the room with natural light, there are also double doors onto a west facing patio and garden. The kitchen is accessible from two points which gives a lovely flow to the house, there are low level base units and wall units offering plenty of storage.

The first floor houses two large double bedrooms both with built in storage, the landing leads through to a dressing area which could double as a little office space and has built in cupboards. The family bathroom is at the rear of the house and has a shower over the bath, neutral four piece suite of bath, toilet, bidet and sink, there is also a heated towel rack and window over with garden views.

The versatile layout offers great potential with a number of these cottages being shuffled internally to make three bedrooms to the first floor, there is also potential to extend to the rear or incorporate the two outside storage rooms.

The west facing garden has rear access, a patio area, laid lawn and mature borders.



Located on North Road, the property is excellently located for a short stroll to both the town centre and the amenities and facilities on offer as well as the mainline railway station within close proximity.

A further benefit to this wonderful home is there is no onward chain.

Council Tax Band

Viewing through Jacobs & Hunt, Petersfield.

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



## North Road, Petersfield

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

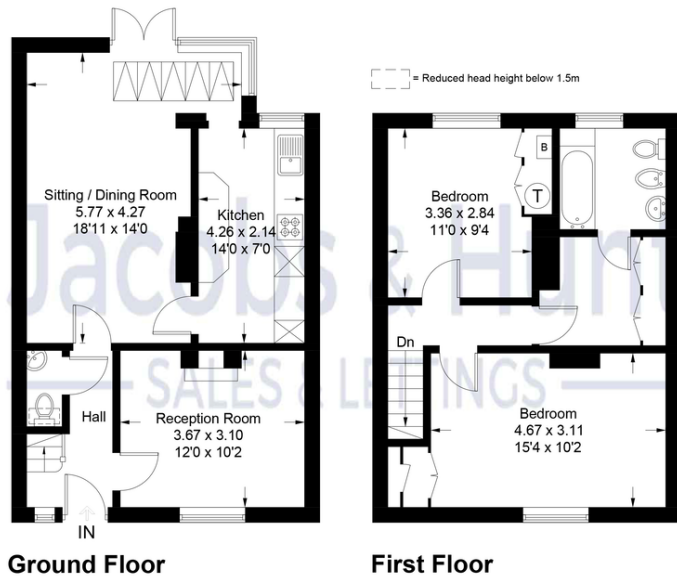


Illustration for identification purposes only, measurements are approximate, not to scale. (ID979073)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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

