





A pretty two-bedroom mid terraced home, with allocated off street parking, located within the ever-popular Rams Hill development in Petersfield.

On entrance the property has a hallway with built in storage and downstairs cloakroom, to the front of the house is a generous kitchen space with free standing appliances and a mixture of base and wall units as well as plenty of worktop area. The ground floor continues with a spacious L-shaped lounge and dining room. The lounge has access onto the rear garden. The plot is larger than the normal due to the location on the street and is a mixture of laid lawn and patio with side borders and rear access to the parking area.

The first floor hosts two double bedrooms with double built in wardrobes to bedroom one and they are serviced by a neutral family bathroom with shower over bath. The landing space has an airing cupboard with newly fitted water tank and there is loft access for further storage.

The house is very well maintained throughout, and the render has been painted in recent years as has the porch and front door. The parking is to the rear of the house and is an allocated bay, there are also visitor bays available.



The Rams Hill development has a mixture of attractive properties of varying styles and designs and areas of open space including a playground and dog walking area, which gives this development an air of individuality. The market town of Petersfield has a wide selection of national and independent retailers including supermarkets, a twice weekly open-air market in the square and a great choice of cafes, pubs and restaurants. The town has excellent commuter links, with a train station on the Waterloo to Portsmouth line as well as the A3 running alongside the town. Extensive leisure facilities can be found at Petersfield heath or at the Taro leisure centre. Local schools are of the highest calibre and include Churcher's College, Bedales School.



## Dickins Lane, Petersfield

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft




 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (ID984780)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 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



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