





This lovely three bedroom home is brought to the market in excellent decorative condition and features a good sized, enclosed rear garden with a garage and driveway to the rear. Located in a quiet cul de sac towards the western side of Lower Heyshott and is situated in a quiet walkway serving just a few homes.

The town, local schools and mainline railway station are close by and all its excellent amenities are within just a few minutes walk. The house gives the owners access to Herne Farm Leisure Centre with its swimming pool, squash courts and community hall.

The accommodation comprises; Entrance hallway with stairs to first floor and WC. Cupboard with plumbing for washing machine. Large lounge to the front aspect with bay window overlooking the front garden.

To the rear of the property is a full width kitchen/dining room which is well fitted and offers enough living space for a good size dining table and chairs, and space for further casual seating. Excellent range of floor and wall kitchen units with electric hob, oven and extractor hood, Picture window. Large understairs storage cupboard.

Double glazed conservatory with door to rear garden.

On the first floor are three very good size bedrooms, the master bedroom having built in wardrobe and a shower. Bedroom two is a large double and bedroom three has a built in wardrobe.

Family shower room comprising WC, hand basin and recently fitted walk in shower, Heated towel rail.



Externally the garden is of good size, being mainly lawned, rear gate leading to private single drive and garage with electric up and over door. Side access to front garden.

Gas central heating and double glazed windows.

Mains water and electricity.

Council Tax Band D - £2028 per annum.

Energy Performance Band - C

No onward chain.

Viewing through the Vendors sole agent, Jacobs & Hunt, Petersfield.

Jacobs & Hunt are open 7 days a week for your viewing convenience!



Lower Heyshott, Petersfield

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 107.8 sq m / 1160 sq ft

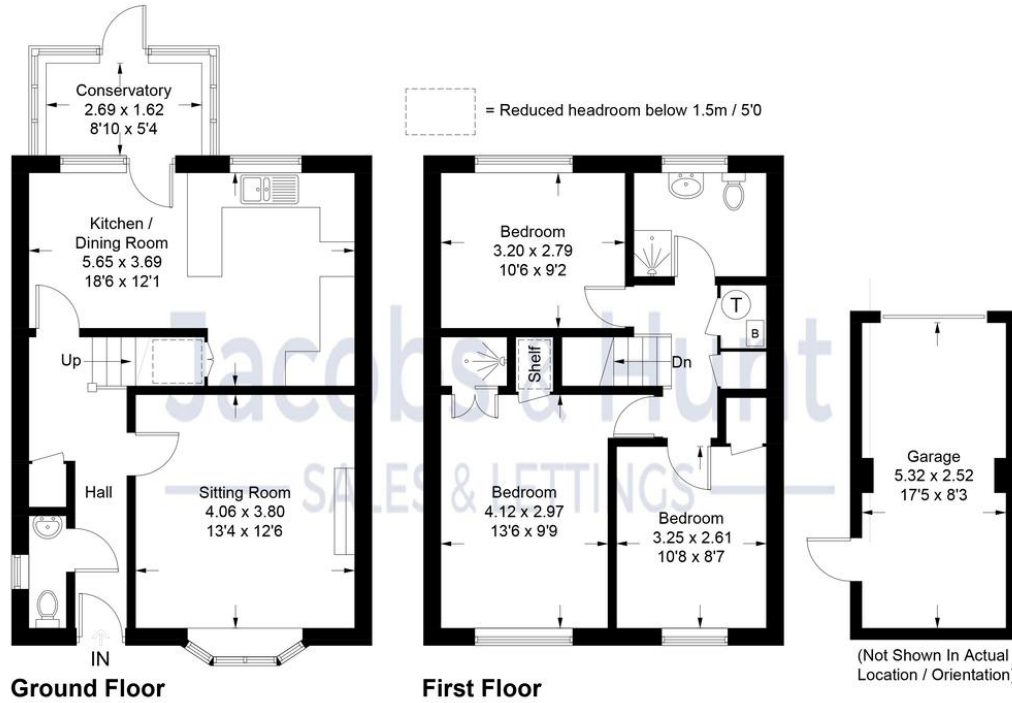


Illustration for identification purposes only, measurements are approximate, not to scale. (ID910417)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		

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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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