





A well presented three bedroom semi-detached home located on Bracken Road which is a cul-de-sac located on the East of the town centre.

On approach you will notice the driveway parking to the front of the house, on entrance the property has in built storage to the hallway. To the front of the property is a generous lounge with neutral decor. The Kitchen is located to the rear of the house and over looks the garden, there is ample dining space to the kitchen, the ground floor further benefits from a utility area, a downstairs cloakroom and a brick extension that is used as a storage area currently.

The first floor houses three bedrooms, two doubles and a single with built in wardrobes to bedroom one and two. The current owner replaced the boiler recently for a modern combi boiler, which is located on the first floor landing cupboard. There is also loft access to further storage. The bedrooms are serviced by a family bathroom which is neutral in decor.

The rear garden is accessed from the ground floor extension and has a patio area, lawned garden and rear gate access.



The property further benefits from being sold with No Onward Chain and gives a buyer the opportunity to put their own stamp on the property.

Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a

month on a Sunday there is an additional Farmers Market. Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

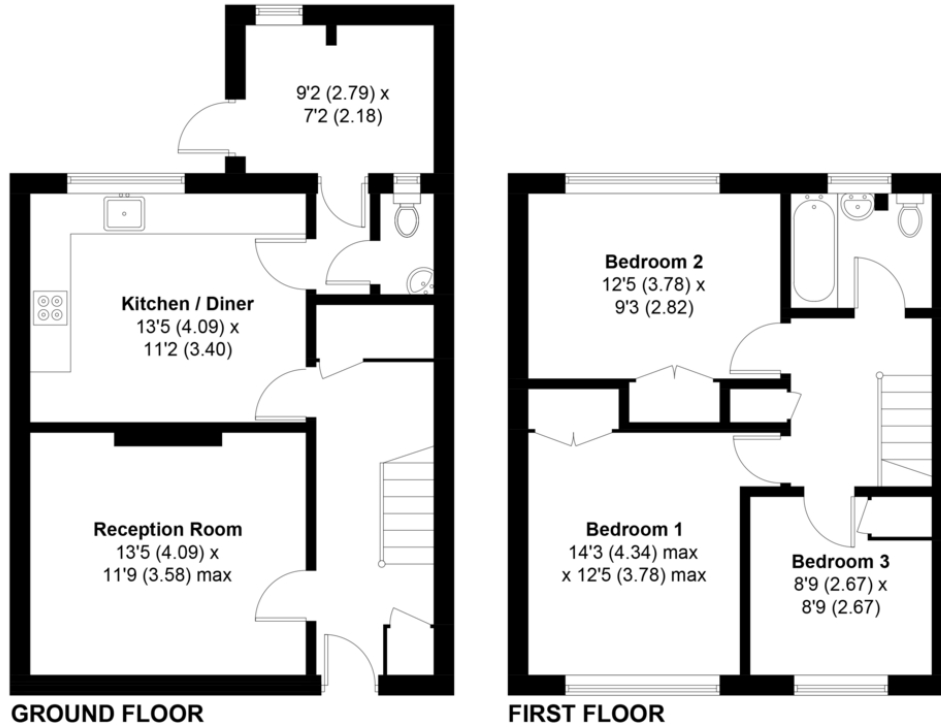
Council Tax – East Hampshire District Council – Band C (£1803)

Viewing strictly by appointment with the sole agents, Jacobs & Hunt, Petersfield.



12, Bracken Road, GU31 4HQ

APPROXIMATE GROSS INTERNAL AREA = 1001 SQ FT / 93.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1048143)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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

