







Set on the very edge of Petersfield town centre Jacobs and Hunt are proud to offer for sale is this beautifully presented and turnkey ready cottage style home that has been remodelled, improved and modernised to create a bright, spacious and comfortable home.

Since occupation by the current owner the property has had a new boiler installed with NEST thermostat and an extra tank installed in the loft so that hot water is available upon demand. Certain areas of the drainage system have been re-piped and come complete with a guarantee. Furthermore the electricity system has been updated.

Upon entering the property you will be in its entrance hallway which leads into the lounge and this room features a new solid fuel burning stove, fitted bookshelves and stripped wood flooring.

Leading on from the hallway you will next enter what could be regarded as the hub of the home and this space features separate kitchen, dining and working spaces. The brand new British standard kitchen boasts many fitted storage cupboards, quartz worktops and fitted appliances including a Smeg range cooker. To the rear is a small glazed extension which gives the home a contemporary feel and access to the rear garden.

A cloakroom / WC is also accessed from the hallway.

To the first floor are two double bedrooms, and a dressing room with built in wardrobes which leads into the brand new Mandarin Stone tiled Burlington bathroom suite with large walk in shower.





Externally the property features a newly landscaped private and fully enclosed garden with new slab patio area and re turfed lawn areas plus a wide variety of plants, bushes and specimen trees. A brand new shed is set to the rear of the garden. The external store has been refurbished to be utilised as a utility space and has plumbing for an automatic washing machine and dryer which are included within the sale.

Parking is on street and residents have a permit.

All fitted carpets are included within the sale price.

Council tax: Band C. £1888.00 2024 /2025.

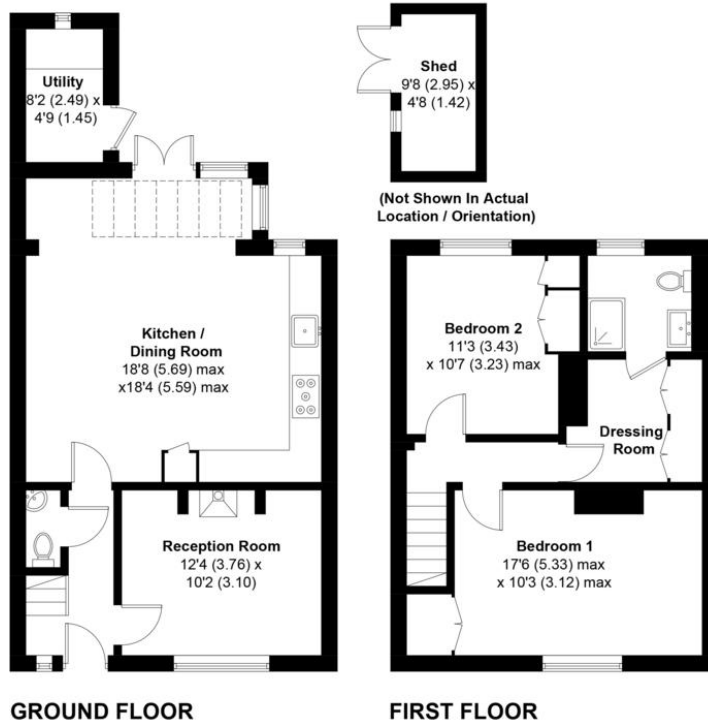
Services: Mains water, electricity, gas and drainage.

Viewing through the vendors sole agent, Jacobs and Hunt, Petersfield.

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



**38, North Road, GU32 2AX**  
 APPROXIMATE GROSS INTERNAL AREA = 965 SQ FT / 89.7 SQ M  
 UTILITY / SHED = 85 SQ FT / 7.9 SQ M  
 TOTAL = 1050 SQ FT / 97.6 SQ M



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		

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 (ID1157582)  
 Produced for Jacobs & Hunt - Petersfield

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

