







Spacious and very bright two bedroom detached bungalow in this very popular, quiet cul-de-sac within easy walking distance of the town centre and mainline railway station. In need of some modernisation, this property offers scope to create a wonderful home in the heart of the bustling market-town of Petersfield.

The front of the property offers a private driveway with off-road parking for three vehicles, with a further brick paved area. There is also a detached garage.

The property offers entrance hallway with access to all rooms;

The master bedroom is an excellent size and situated at the front of the property, with built in wardrobes and an easterly aspect.

Bedroom two is another double bedroom, serviced by a family bathroom.

The heart of this home is a wonderful, large reception room which is an excellent in size due to two additional extensions. This is situated just off the kitchen, which houses space for a range of kitchen appliances and offers views to the fantastic rear garden.

There is a further sun room with a door to rear garden.

The garden is an excellent size and separated into the three different sections, featuring a hobbit-style detached studio room with fireplace. It is south-westerly facing and a true feature of this property.



We anticipate the property will sell very well, so early viewing comes highly recommended.

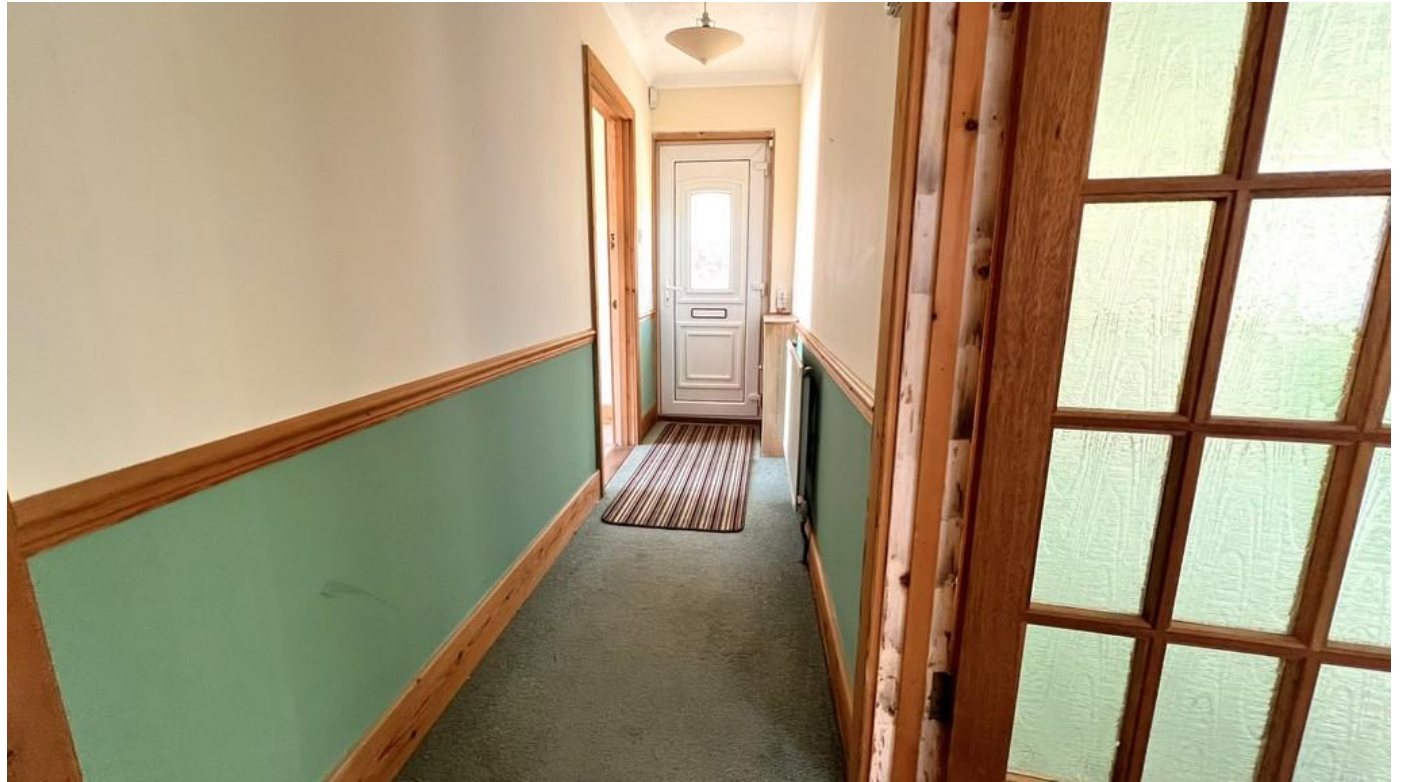
Gas central heating. Double glazed windows.

Vacant - no onward chain.

Council Tax Band D - £2124 per annum.

Please contact Jacobs & Hunt, Petersfield.

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



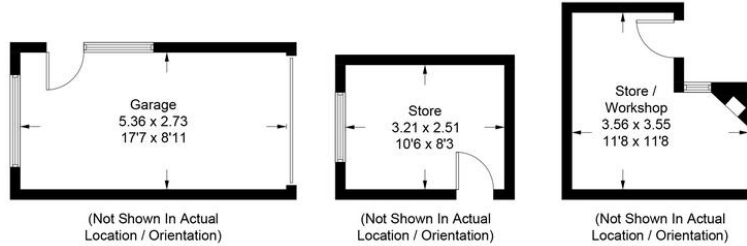


## Lynton Road, Petersfield

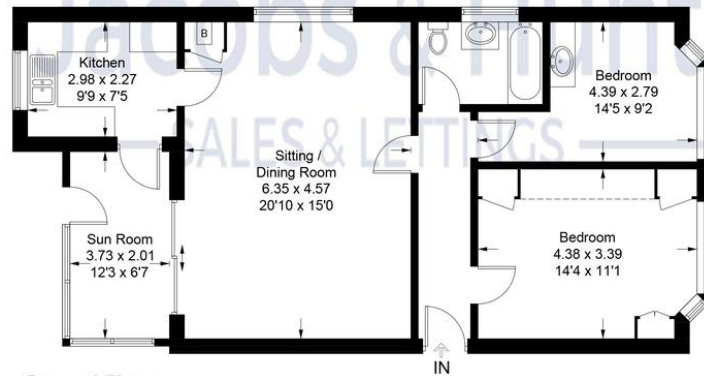
Approximate Gross Internal Area = 81.5 sq m / 877 sq ft

Outbuildings = 32.9 sq m / 354 sq ft

Total = 114.4 sq m / 1231 sq ft



### Outbuildings



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1177136)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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 are 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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