

**Jacobs & Hunt**

8 LOWER WARDOWN, PETERSFIELD, HAMPSHIRE, GU31 4NY

£375,000





Situated in an attractive residential setting with no motor traffic access at the front of the property thus making it a perfect environment for young children to play. This two bedroom end terrace house offers flexible accommodation with a study reception room that could be used as a third bedroom if so desired.

Upon entering the property through its covered entrance porch and double glazed front door you will be in the entrance hallway.

The entrance hallway has a tiled floor, a double glazed door providing access to its rear garden, the staircase to the first floor and an understairs cupboard.

A utility room / cloakroom WC provides a low-level WC, plumbing for an automatic washing machine and a butler style sink unit.

The boiler for central heating purposes is wall mounted.

From the hallway you will find the study to your left. This room could be used as a third bedroom if so desired. It has a double-glazed window, a cloak hanging cupboard and radiator.



The substantial lounge features two front aspect double glazed windows and has a sliding door that leads into the kitchen.

The kitchen features a wide range of eye and base level storage units to three sides and with laminated worksurfaces over. A stainless-steel sink unit and drainer with mixer tap is set in front of the double-glazed window that looks onto the rear garden. Space is provided for three

domestic appliances and in the middle of the room there is room for a small table and chairs.

The first floor landing is accessed by a return staircase with a double glazed window looking onto the rear garden.

Bedroom one is a large double room with a double built in wardrobe and has two double glazed windows looking onto the front garden.

Bedroom two has a double glazed window with a side access and radiator.

Bathroom with a tiled shower cubicle, vanity unit with a wash hand basin with a mixer tap and a cupboard below. Low level WC, heated towel rail, strip light with shaver point, tiled walls.

Outside and to the rear is a particularly attractive terrace garden that has been landscaped and includes a wide variety of plants, shrubs and specimen trees. Panel fencing and tall trees offer a degree of privacy. A gate to the rear provides access to the front of the garage.

A single garage can be accessed from the rear garden through a personal door. The garage has an up and over door to the front and electric light.

A further garden area is set to the side and front with bordered lawns having a variety of bushes, shrubs and trees to the edges.

To the front of the property is a communal green space with mature trees inset and this provides a nice feel to its location.



Services: All main services are connected.

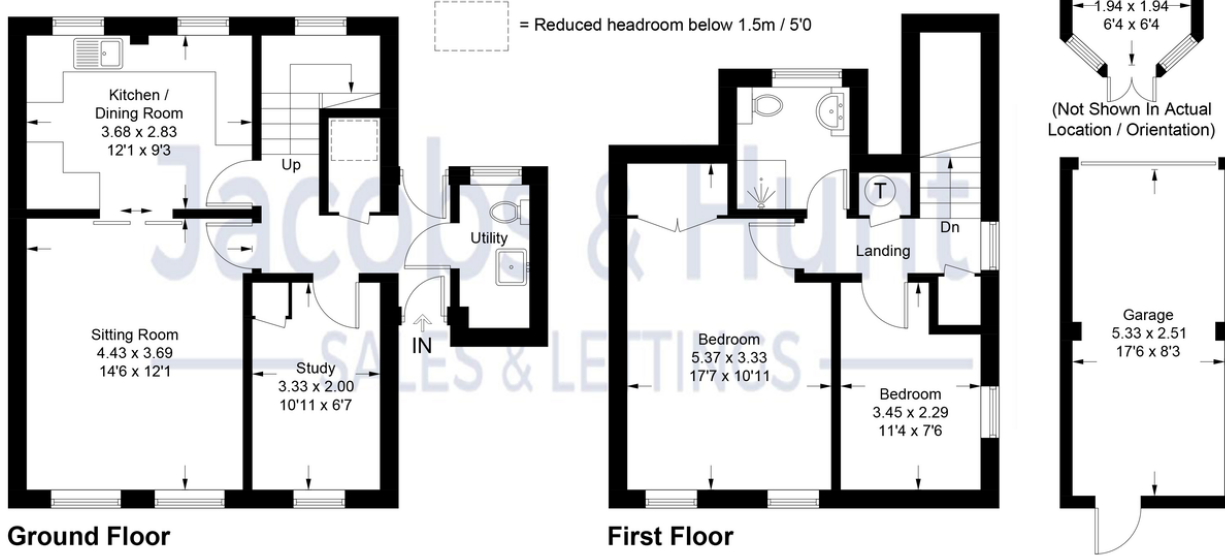
Council Tax : East Hants District Council, Band D. £2025/26  
£2333.38

Contact Jacobs and Hunt to arrange your viewing. Available  
7 days a week for your convenience.



## Lower Wardown, Petersfield

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft  
 Outbuildings = 16.6 sq m / 179 sq ft  
 Total = 100.7 sq m / 1084 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211186)

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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 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

