





Situated within comfortable walking distance of Petersfield's well-regarded town centre and mainline railway station, this two bedroom mid-terraced residence presents an excellent opportunity for a broad range of purchasers, offered to the market with the distinct advantage of no forward chain.

The kitchen has been well-fitted with gloss white cabinetry, dark granite-effect worktops and integrated appliances - a crisp, contemporary finish that is both practical and visually cohesive. The open-plan living and dining room provides an excellent degree of day-to-day flexibility, whilst the garden room is unquestionably the standout space on the ground floor. Flooded with natural light courtesy of a Velux roof window and French doors opening directly onto the rear patio and garden, it is a genuinely versatile room that lends itself equally well to use as a home study, snug or informal entertaining space. The ground floor is further served by a convenient shower room, neatly appointed and ideal for everyday use.

The first floor accommodates two well-proportioned bedrooms, served by a neatly appointed family bathroom comprising a panelled bath with chrome fittings, a vessel basin set upon a vanity unit with granite-effect surround, and warm stone-effect tiling - a noticeably considered finish.

A notable feature of this residence is the provision of a separate, full-sized garage situated within a nearby garage block, complemented by additional forecourt parking - an increasingly rare commodity for a property of this nature and a genuine practical asset.



Petersfield itself is a thriving and well-connected Hampshire market town, offering an excellent range of independent retailers, restaurants and cafes, a weekly market, and highly regarded schooling at all levels. Direct rail services connect to London Waterloo and Portsmouth Harbour, making the town particularly attractive to commuters.



**Approximate Gross Internal Area 677 sq ft - 63 sq m
(Excluding Garage)**

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 279 sq ft – 26 sq m

Garage Area 146 sq ft – 14 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	50 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 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

