

Jacobs & Hunt

23 BALMORAL WAY, PETERSFIELD, GU32 2HE
£270,000





This great two bedroom house is situated at the far end of Balmoral Way and consequently benefits from a very quiet position, with very little passing traffic. It also has the benefit of superb open views and direct access from the rear garden onto open parkland.

Approached via a small front garden, the property has a paved pathway leading to a covered entrance porch and access to a deep outside storage room, with space for a bike or garden equipment.

The front door opens to an entrance hall with doors to all ground floor rooms and a built-in storage cupboard.

The kitchen is fitted with a range of wall and base units with wood effect laminated worktops and ceramic tiled splashbacks. There is a brushed stainless steel electric oven, with a ceramic hob above. There is space for the usual appliances and a window to the front.

The reception room is a good size and provides space to one corner for a dining table. The room is particularly light with large double sliding patio doors to the rear, providing views and direct access to the garden beyond. There is an additional window to the rear. From the reception room, stairs rise to the first floor, beneath which is a great area for storage.

To the first floor are two double bedrooms, the family bathroom and access to a loft for storage.

The main bedroom is situated to the front, has two double glazed windows and a built-in double wardrobe. The second bedroom can also accommodate a double bed, has two



double glazed windows overlooking the rear garden and uninterrupted views of the park beyond. There is also an over stairs storage cupboard.

Finally, the family bathroom has a vanity unit with wash basin, low level WC, bath with hand held shower above and a cupboard housing the hot water cylinder.

To the rear of the house is a good sized garden which has a paved patio, ideal for outdoor dining. This leads to the main part of the garden which is well stocked with a selection of shrubs, to include an Acer. The garden also has the benefit of rear access for bikes, dogs, etc.

To the left of the terrace is a covered car port with allocated parking for one car.

Altogether a great property, which has been a successful long term rental investment for our client, but would also make an ideal home.

The property has the advantage of no onward chain.

Electric heating - Double glazed windows.

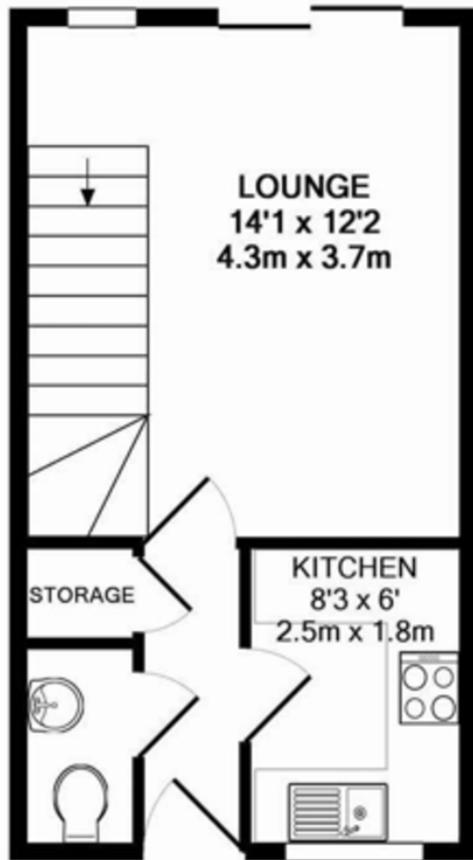
Mains electricity, water and sewage.

Council Tax Band C - £2,074.11 per annum.

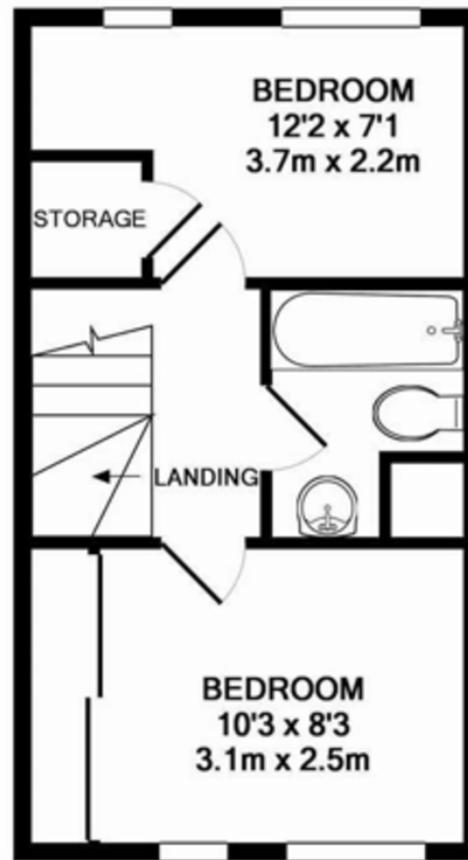
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