







A modern End of Terrace home which is presented to an extremely high standard, situated within walking distance of Petersfield town centre and mainline station.

The property enjoys a pleasant position, looking out over a small stream and was constructed in 2017 and benefits from the remainder of the NHBC guarantee. The current owner is currently in the process of buying the freehold and the property will be sold with the freehold.

Approached via the footpath adjacent to the stream, the front door opens into the hallway, with cloakroom to the front, staircase to the first floor and door to:

Spacious sitting room, enjoying a front aspect and affords plenty of space for a comfortable sitting area, leading through to a fitted kitchen/breakfast room overlooking the garden with a range of base and eye level units providing ample work and storage space, plus an area suitable for a table & chairs, double glazed French doors lead out to a generous rear garden.

On the first floor, you will find two double bedrooms and a bathroom which is fitted with a modern white suite and the added attraction of a side aspect window, which allows natural lighting.

Externally, there is a surprisingly generous L shaped rear garden, which enjoys a westerly aspect and enjoys the afternoon sunshine. The garden which is enclosed on all sides and is mainly laid to lawn with an area of patio adjacent to the back of the house. There is a side passageway leading to a gated access to the front and a rear pedestrian gate allows access the two allocated tandem parking spaces.

Other features of note include gas central heating and double-glazed windows, plus a position away from any traffic.



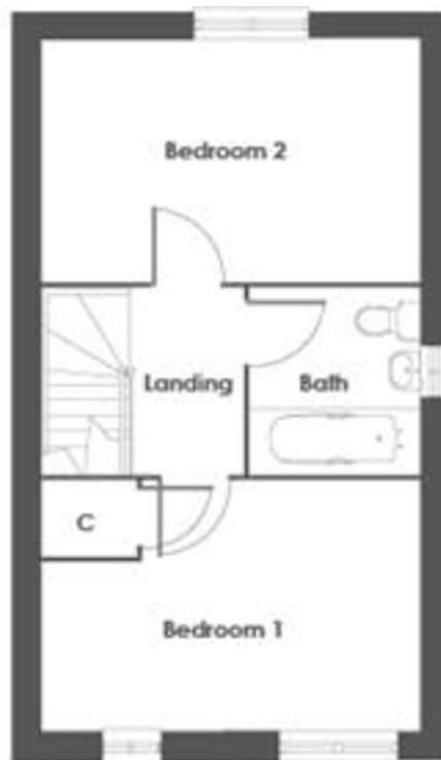
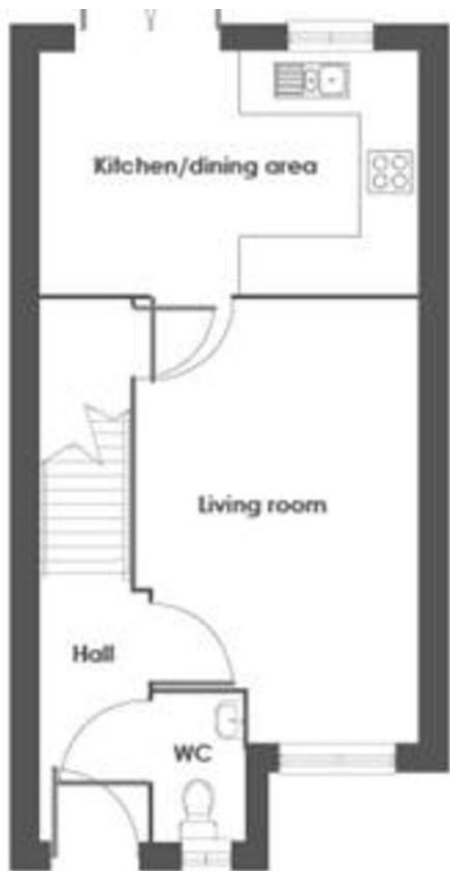
Location: Otter Walk was constructed by Persimmon Homes in approx. 2017 on the southern edge of Petersfield, off Larcombe Road. Walking from the centre of Petersfield proceed through the historic area of The Spain, into Borough Road, passing both the attractive water meadow and children's playpark, before turning into Larcombe Road.

Council Tax Band C - £1642.78 per annum.

Viewing strictly by appointment with Jacobs and Hunt, Petersfield. Tel: 01730 262744

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Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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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