





Well presented three bedroom 1920s semi-detached character family home which has been much improved by the current owners. Located in one of Petersfield's most sought after areas and within easy walking distance to the town centre and mainline railway station.

Jacobs & Hunt have arranged the sale of many properties in this area over the past 18 months and we expect a high degree of interest from potential purchasers.

The house features a large, private rear garden and driveway and STP, additional accommodation would make this a very large family home.

Accommodation comprises;

Front door to entrance hallway, WC and stairs leading to first floor. Large sitting room with feature fireplace. The kitchen is fitted with a range of units and a cooking range and then offers open-plan living to a dining and snug area with a wood burner. There are double doors leading to the charming and private front garden.

The first floor offers three good sized bedrooms, each with fitted wardrobes and access to the spacious and well fitted family bathroom.

Externally, there is a driveway providing private parking with steps lead up to the rear garden, being very private and enclosed with a large terrace with pergola.

Mains gas, water and electricity. Council Tax Band E - £2286 per annum.

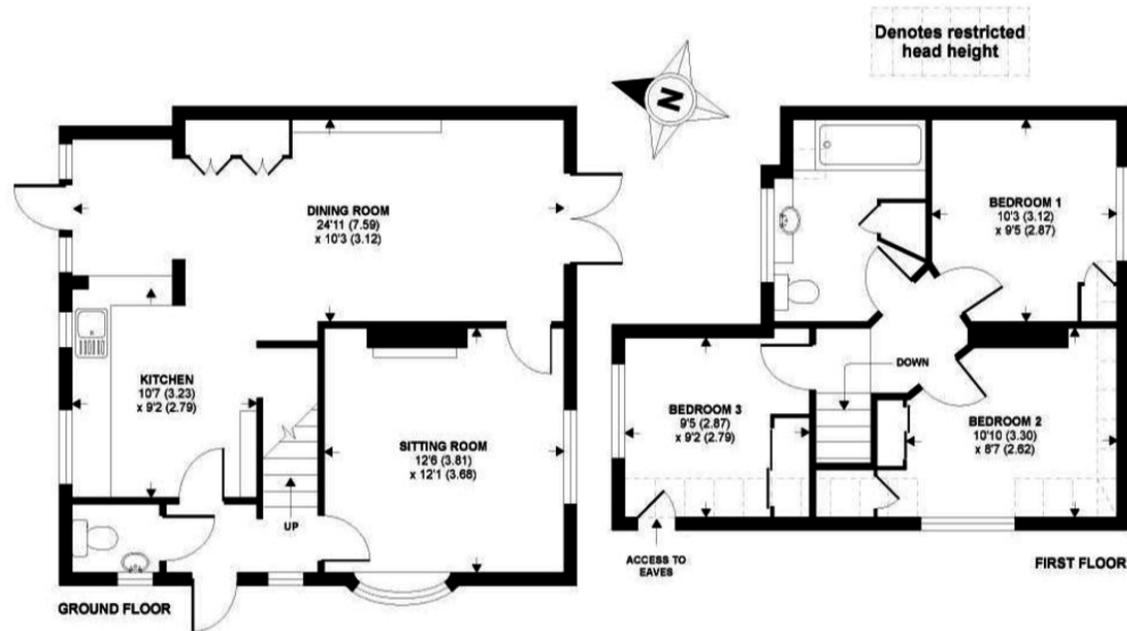


Double glazed, gas central heating.

Viewings through Jacobs & Hunt, Petersfield.

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





### Tilmore Gardens, Petersfield

APPROX. GROSS INTERNAL FLOOR AREA 953 SQ FT 88.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   c
55-68	D		
39-54	E	49   e	
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

www.jacobshunt.co.uk  
01730 262744  
properties@jacobshunt.co.uk

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

