

Jacobs & Hunt

29 PENNS ROAD, PETERSFIELD, HAMPSHIRE, GU32 2EN
ASKING PRICE OF £435,000





This charming and much improved three bedroom character cottage is just a few minutes walk from Petersfield town centre and mainline station, yet offers far reaching views across to Butser Hill from its peaceful rear garden deck.

The house has undergone much improvement by the current owner including re-fitted kitchen and bathroom, with shower, complete redecoration in period colours for the entire house and a beautiful rear garden.

A feature of the house is the glass block wall from the sitting room to the kitchen/dining room.

Accommodation comprises entrance hall way with stairs to first floor with inset led lights all the way to the landing with original wooden panelling.

Sitting room to front aspect with solid, engineered wooden flooring. Feature glass block wall that throws a huge amount of light into the kitchen/dining room that is directly behind.



The kitchen/dining room has been recently refitted and offers solid oak work tops, ceramic sink, integrated electric oven, gas hob and extractor hood. Space for dishwasher and fridge/freezer. Large pantry cupboard. Double French doors leading to the terrace and rear garden. Built in wood burner with shelving to the alcove. Space for dining room table and chairs.

Behind the kitchen/dining room is a study, with a window. This leads to a rear lobby with offers two large built in cupboard which can house a washing machine and tumble

drier.

Lovely, white bathroom suite with bath and shower over.
WC and sink unit with solid oak shelving, heated towel rail.

The first floor has original wooden panelling and leads to the master bedroom which is an excellent size. The current owner has drawn up plans to install an ensuite shower room which we can share with any interested parties.

Bedroom two is a double and has a built in wardrobe and bedroom three is a small double.

Externally, the rear garden has a large, pretty and enclosed terrace with side access to the front of the property. There are steps up to a lawned area and then further steps up to the top decked part of the garden that gives incredible views across to Butser Hill. Garden shed.

There is on road parking to the front of the house.

Gas central heating, double glazed windows.

Mains water, electricity and gas.

Council Tax Band - D - £1932 per annum.

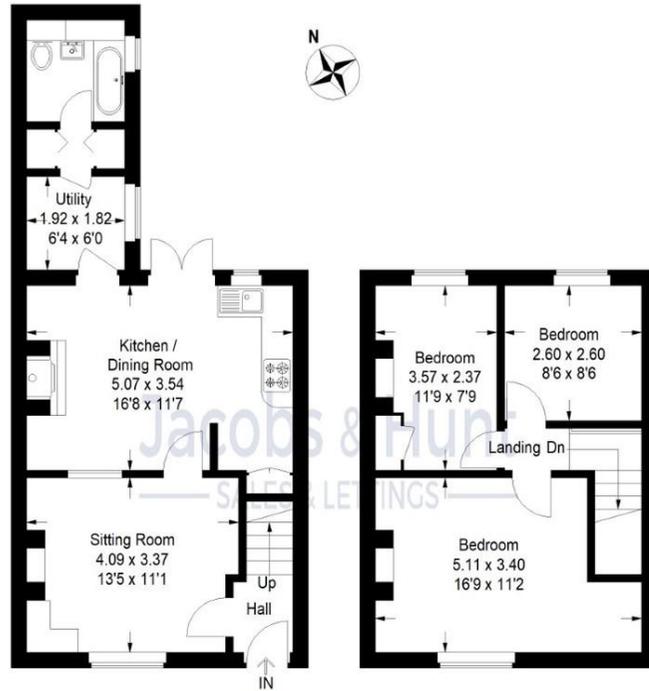
Viewing can be arranged by contacting the Vendors sole agent, Jacobs & Hunt, Petersfield.

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



Penns Road, Petersfield

Approximate Gross Internal Area = 82.7 sq m / 890 sq ft



Ground Floor

First Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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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