





Beautifully presented and refurbished three bedroom end-of-terrace home located on Heather Road which is a quiet cul-de-sac located East of the town centre. This property is very well situated with it being in easy walking distance of Petersfield, the nearby Heath, and the local schools.

The current owners have carried out a major programme of renovation throughout the property and the house is simply stunning! Since purchasing, they have rewired, installed a downstairs WC, put in new soffits and guttering, a new roof on the flat roof extension, completely refurbished the porch, installed a new kitchen and bathroom, a new combination boiler placed in the loft, and redecorated throughout to name some of the improvements.

On approach, there is a pretty front garden and a refurbished porch with space for coats and shoes.

The ground floor layout consists of a spacious sitting room with a new log burner installed and laminate flooring.

Downstairs WC.



Newly fitted kitchen/diner with ample space to work and is designed to incorporate all appliances, with bi-fold doors opening up onto the enclosed west-facing rear garden.

Leading on from the kitchen is a utility room and connected to this is a study. The ground floor also has new flooring throughout.

The first floor has three bedrooms, all with new carpets.

Stylish and beautifully appointed family bathroom which was also put in by the current owners with a shower over

the bath.

On road parking.

Petersfield offers a comprehensive range of day-to-day shops, with a mix of private independent and national brands, that include Crew Clothing, Waterstones, and Robert Dyas. Supermarkets include Waitrose, M&S Food, Lidl, and Tesco and twice a week the town still enjoys a traditional market held in the Town Square, plus once a month on a Sunday there is an additional Farmers Market.

Petersfield mainline railway station is on the Portsmouth Harbour to London Waterloo line and the nearby A3 gives access to Guildford, the M25, London and the South Coast. The area is well catered for leisure and sport facilities, bars, coffee shops and restaurants and being in the South Downs National Park has access to numerous footpaths and bridleways suitable for walking, cycling, and riding. There are excellent schools in the vicinity including The Petersfield School, Churchers College and Herne Junior school.

Gas central heating - double glazed windows.

EPC rating - D.

Council Tax Band C - £1,803 per annum.

Mains water, electricity, gas and drainage.

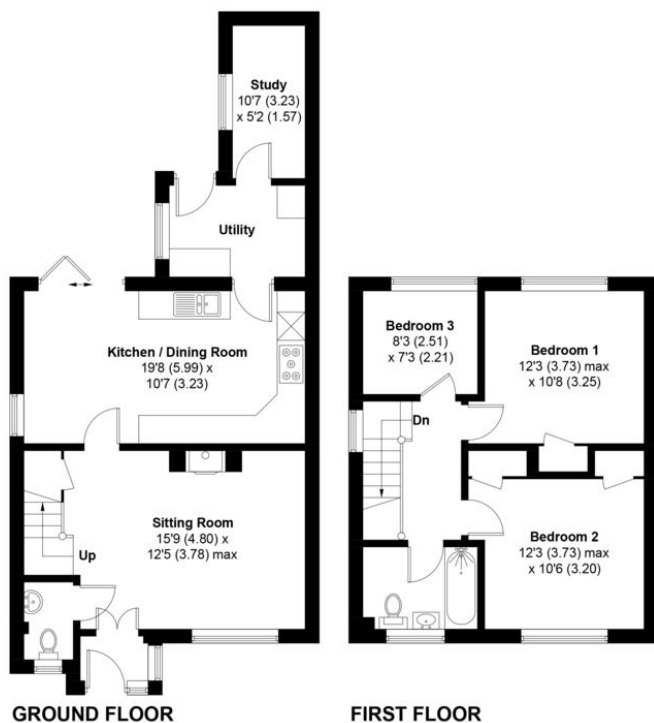
Viewings though the owners sole agents, Jacobs & Hunt, Petersfield.

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## 5, Heather Road, GU31 4HE

APPROXIMATE GROSS INTERNAL AREA = 1088 SQ FT / 101.1 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1050044)  
 Produced for Jacobs & Hunt - Petersfield

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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

