

**Jacobs & Hunt**

22 OSBORNE ROAD, PETERSFIELD, HAMPSHIRE, GU32 2AE  
OFFERS IN EXCESS OF £500,000







Victorian terraced three bedroom cottage sat in a quiet residential cul-de-sac, close to Petersfield mainline railway station and Town Centre. This period home sits on the south side of the road with a small rear garden and a private enclosed front garden. The house has recently been redecorated.

A brick paved front path leads to a part-glazed front door into the entrance hall, with staircase to the upper floor and doors to; front aspect sitting room with bay window and chimney breast housing a period cast iron fireplace.

To the rear is an open-plan kitchen/Diner affording a spacious area for a young family and for entertaining. The kitchen is fitted with shaker style units and wood block worktops, inset butler sink and space for a range style cooker. Glazed French doors lead out to the rear garden and to the rear of the dining area is a utility room and ground floor cloakroom.

On the first floor there are two double bedrooms and a smaller third bedroom, plus a feature bathroom, which has been fitted with a white Victorian style suite including a free standing roll-top bath, plus a separate shower cubicle. From the landing there is a door opening to a fixed staircase that leads to the loft space, which already has a roof window and subject to the required regulations could offer potential for a conversion to a useable room.



Externally, the front garden has been enclosed by panelled fencing to afford a higher degree of privacy and is mainly lawned with the brick paved pathway. To the rear of the house is a pretty courtyard style garden ideal for alfresco dining and relaxation.

Additional features of note include stripped wood flooring, matching stripped panelled doors, double glazed windows, gas central heating and period fireplaces.

There is residents on street permit parking in the road.

Council Tax Band – C - £1888 East Hampshire District Council

No onward chain!

Freehold

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





## Osborne Road, Petersfield

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft  
 Loft Room = 16.0 sq m / 172 sq ft  
 Total = 111.5 sq m / 1200 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID750683)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	62   d	
39-54	E		
21-38	F		
1-10	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



Zoopa rightmove OnTheMarket