







Set in a no through road location within a level walk of the town centre and main line station is this two-bedroom terraced house offered for sale in very good order throughout and with immediate vacant possession.

Upon entering the property through its glazed and wooden front door you will be in the entrance porch. A useful cloak hanging cupboard will be found along with a radiator to provide a nice, homely feel upon arrival. A further door then opens into the Living Room.

The Living room is a particularly spacious room and comprises of both lounge and dining areas. This room flows seamlessly into the kitchen. A staircase provides access to the first floor. There is wood effect laminate flooring across the whole space, a radiator and a double-glazed window with a front aspect view.

The kitchen is a noteworthy feature of this bright and spacious property and has a stainless-steel sink unit and drainer with mixer tap that is set within a laminated worksurface. A wide range of eye and base level storage units are present along with laminated worktops. An oven, hob and extractor are fitted, and space is provided for a washing machine and an upright fridge freezer. A cupboard houses the boiler that provides the gas fired central heating and hot water. With a rear aspect over the south facing rear garden is a double-glazed window and a double-glazed casement door.

First floor

Landing with access to loft



Bedroom one is a substantial double with a recess suitable for a wardrobe. A bulkhead cupboard provides storage space and has a hanging rail. The double-glazed window lets plenty of light into this room and has a front aspect. Radiator.

Bedroom two has a double-glazed window that overlooks the rear garden and enjoys a southerly aspect. Radiator.

The Bathroom comprises of a white coloured suite of a panel enclosed bath with a wall mounted shower, low level WC and a wash hand basin. The walls are tiled and there is a wall mounted radiator.

Outside and to the front is an open plan lawn with adjacent tarmac driveway with parking provided for one car off road. Adjacent to the front door is a useful storage cupboard.

To the rear is a generous size rear garden with newly erected fencing providing a high degree of privacy for the patio and lawn. A timber shed is provided and located at the rear of the garden.

Services: All main services are provided.

Council tax: East Hants district council 2025/26 - band C, £2074.11.

Contact the vendor sole agents Jacobs and Hunt to book your viewing. Available 7 days a week for your convenience.



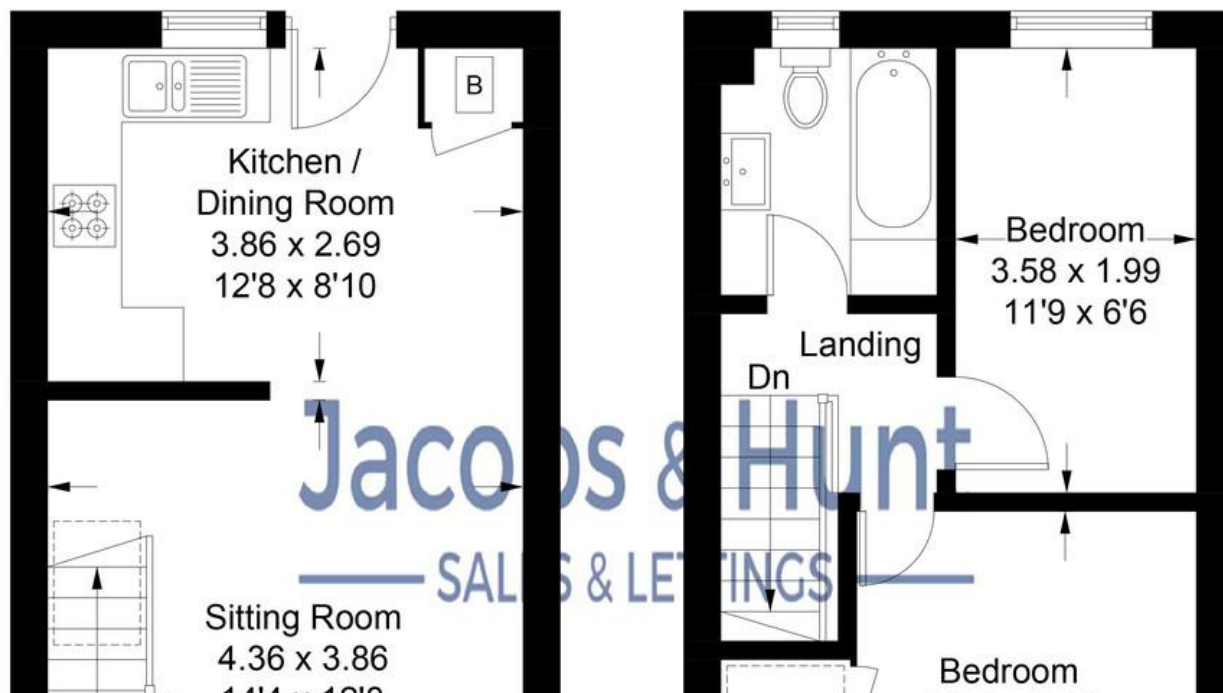


## Buckingham Road, Petersfield

Approximate Gross Internal Area  
 First Floor = 28.2 sq m / 303 sq ft  
 Second Floor = 27.9 sq m / 300 sq ft  
 External Cupboard= 0.6 sq m / 6 sq ft  
 Total Area= 56.7 sq m / 609 sq ft



= Reduced headroom below 1.5m / 5'0



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		

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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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