





Located on the Rivers Estate, just off the Causeway, is this three bedroom link detached home offering a level walk into Petersfield town centre with access to the mainline train station and shops as well as being close by to The Petersfield School.

The house features a lovely, private garden, accessed by the conservatory which leads onto a patio area. The property also offers potential for further extension, subject to planning.

Accommodation comprises;

Front door to entrance hallway with downstairs was hlet.

Front aspect sitting room with stairs to first floor. From the sitting room, there is an open plan dining room with sliding doors leading onto a conservatory which overlooks the pretty garden.

Kitchen offers rear aspect views onto the garden, with induction hob, oven and a range of wall and floor kitchen units. The kitchen is partially open plan with the utility room which offers space for white goods and entrance to a spacious garage which gives access to garden at rear and electric roller door at the front. There is ample space for storage.

First floor comprises landing with access to loft, airing cupboard and access to bedrooms and family bathroom.

Bedroom one offers front aspect views and built in wardrobes. Bedroom two offers rear aspect views over the garden with built in wardrobe and bedroom three offers



front aspect views.

Bathroom with shower over bathtub and sink with cupboards underneath plus washlet.

Externally, to the front of the property there is a large, private driveway and access to the garage. To the rear of the property there is a patio, with plenty of space for outdoor dining, lawned area and a Keter shed. The garden backs on to woodland and is non-overlooked.

Gas central heating, mains electric, water and drainage.

No onward chain.

Council tax band D - £2,124 per annum

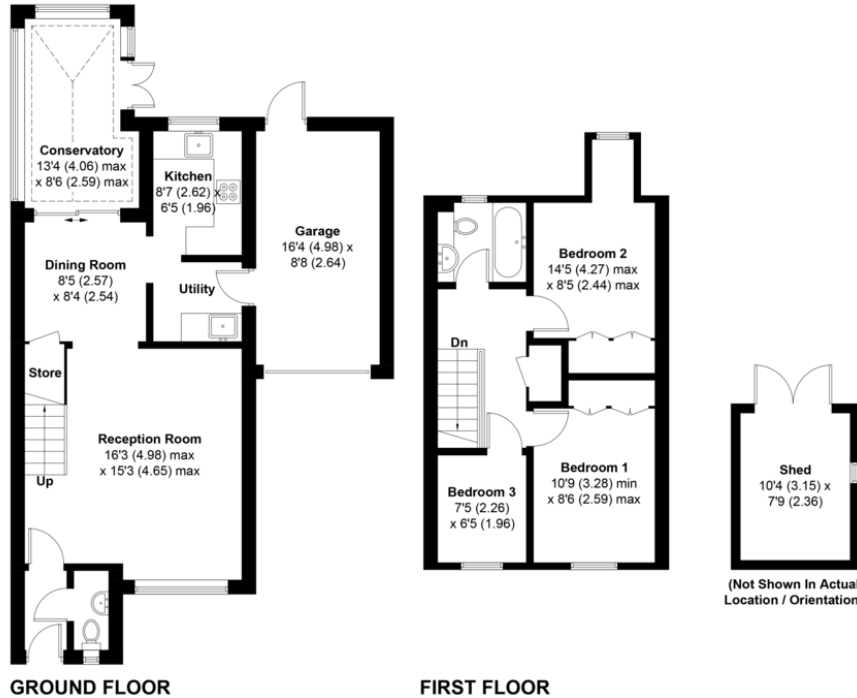
Viewing through the Vendor's sole agent, Jacobs & Hunt, Petersfield.

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



7, Test Close, GU31 4LH

APPROXIMATE GROSS INTERNAL AREA = 1124 SQ FT / 104.4 SQ M
 SHED = 80 SQ FT / 7.4 SQ M
 TOTAL = 1204 SQ FT / 111.8 SQ M
 (INCLUDING GARAGE)



GROUND FLOOR

FIRST FLOOR

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 (ID1073222)

Produced for Jacobs & Hunt - Petersfield



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	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 are 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

