



**Offers In  
Excess Of  
£475,000  
Freehold**

2x  1x  2x 

**Bones Lane, Buriton,  
Petersfield, Hampshire,  
GU31**



**cubitt & west**  
Helping you move forwards



## Main features

- Spacious reception rooms and double bedrooms
- Private and mature rear garden
- Sought after location
- Garage with electric roller door and driveway parking
- Would benefit from some updating

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'9 x 13'2 into recess (4.50m x 4.02m)

Dining Area: 13'3 x 9'3 (4.04m x 2.82m)

Kitchen: 10'9 x 8'11 (3.28m x 2.72m)

Breakfast Area: 16'1 maximum x 9'11 (4.91m x 3.02m)

Bedroom 1: 12'8 x 11'5 (3.86m x 3.48m)

Bedroom 2: 12'9 x 8'10 (3.89m x 2.69m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage and Off Road Parking

### Ground Floor

Approx. 98.0 sq. metres (1055.3 sq. feet)



Call Petersfield - 01730 262931 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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