Luker Drive, Hampshire

£1,325 PCM

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Luker Drive, Hampshire

Williams of Petersfield are delighted to be offering this wonderfully presented three bedroom house in the popular Rams Hill development. The property has been redecorated recently and has the benefit of a loft conversion offering additional space over similar properties on the estate. It is located adjacent to the park which makes gives it a wonderful outlook and it will be of particular interest to families.

he kitchen is spacious (having been extended from the original layout) and is equipped with a built in oven, gas hob and integrated dishwasher. There is also plumbing for a washing machine and space for a fridge freezer.

The living room is light and airy and opens into the conservatory which adds excellent space for a dining room. This room in turn leads out into the very low maintenance rear garden which, although small, enjoys evening sunshine and has additional paved space to the side of the house which would make for good storage.

On the first floor you will find bedrooms two and three. Both rooms are double in size and have built in double wardrobes. The first floor is completed by the family bathroom which features a bath (with shower over), a w.c. and a wash basin.

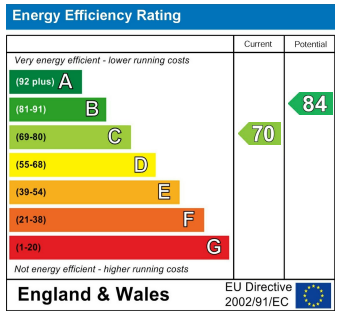
On the second (top) floor is the master bedroom. It has large sliding door wardrobes and access to eaves storage. There is also a very modern en-suite shower room with shower cubicle, w.c. and wash basin.

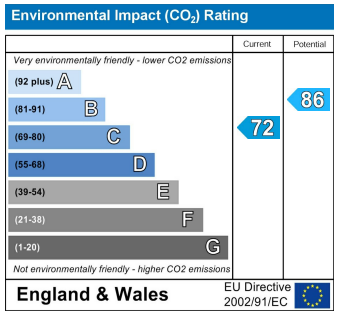
This wonderful home further benefits from having gas central heating, double glazing a garage and parking in front.

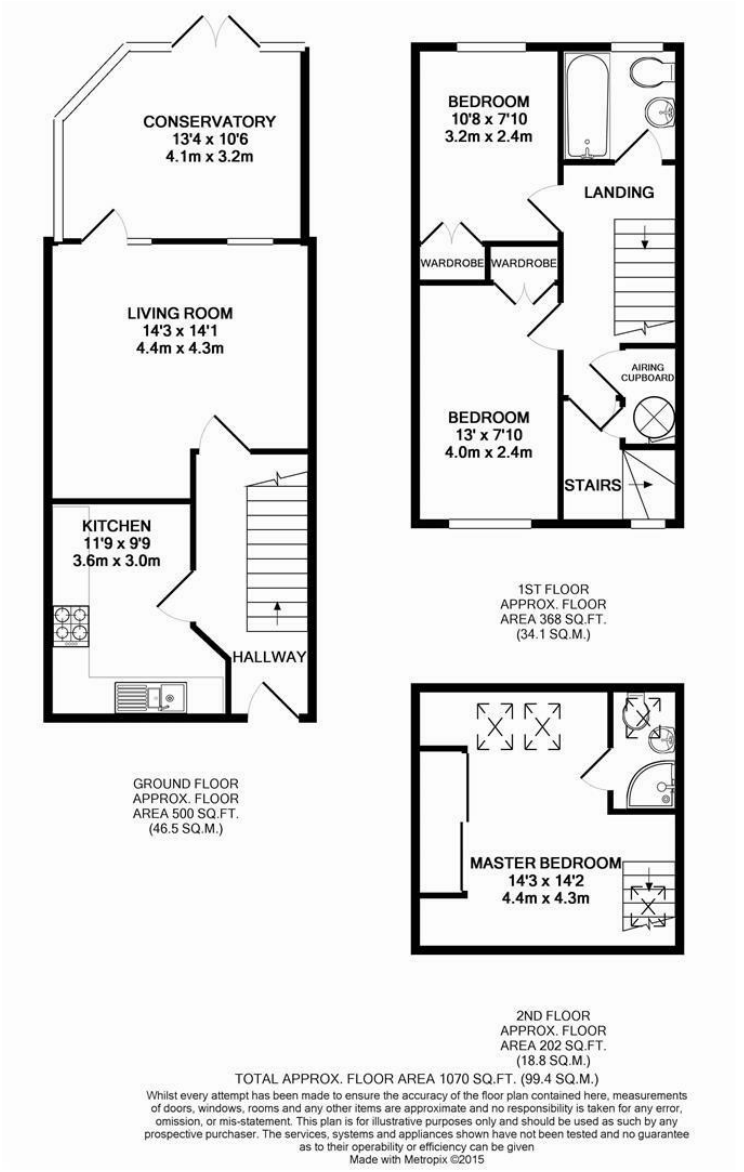
EPC Rate : C

Pets considered

Available Mid February 2019


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
72
86
England & Wales
EU Directive 2002/91/EC



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