



Liphook, Hampshire

£330,000

Liphook, Hampshire

A three bedroom mid-terrace town house situated within this private mews style development of just 10 homes, offering versatile living accommodation throughout the three floors. The ground floor features a utility room and the third bedroom/study with access through to the garden.

Going upstairs the middle floor features a kitchen breakfast room with juliet balcony onto the garden. Opposite is the 14'5 ft lounge facing the front. On the top floor is the principle bedroom, second bedroom and then family bathroom.

The patioed courtyard garden provides ample outdoor space for entertaining. Additionally to the front is the garage with parking.

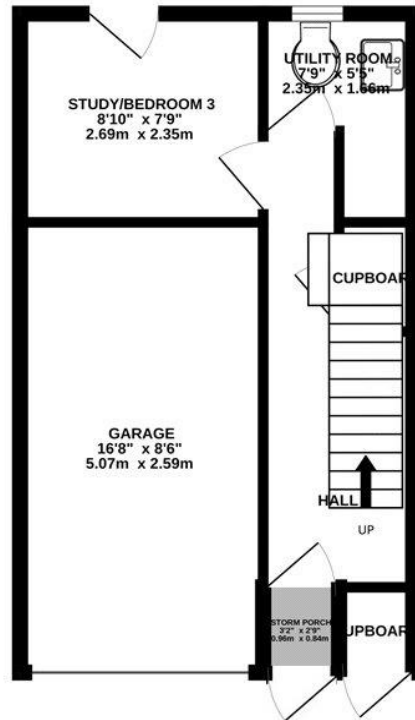
Freehold

- Three Bedrooms
- Versatile Living Accomodation
- Modern Bathroom
- Driveway & Garage
- Juliet Balcony
- South Facing Garden
- Walking Distance to Town Centre

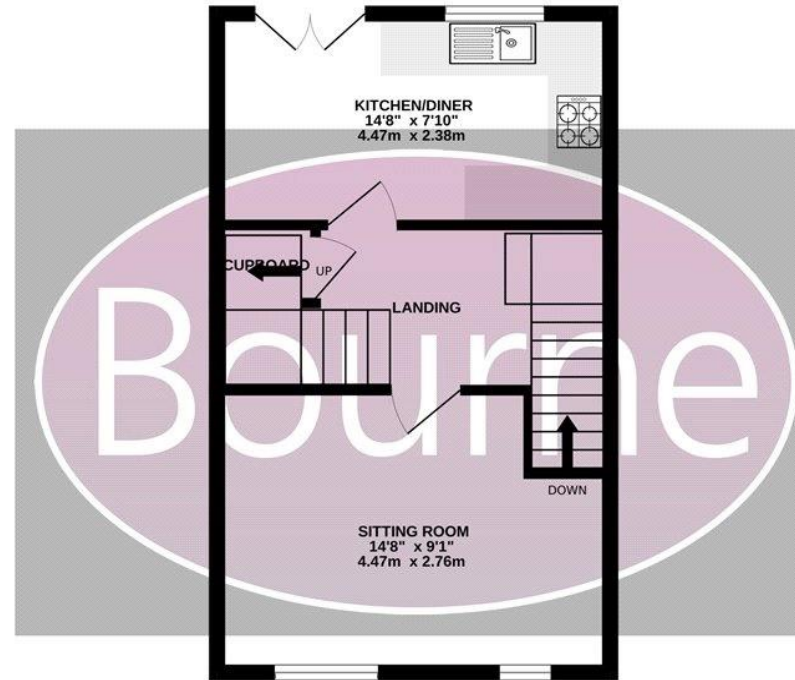


Floorplan

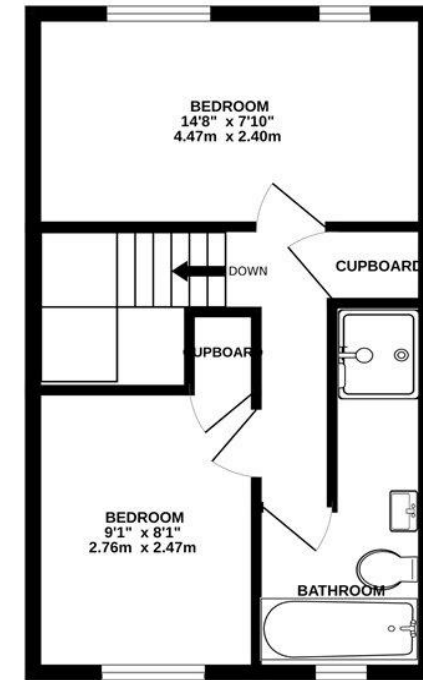
GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



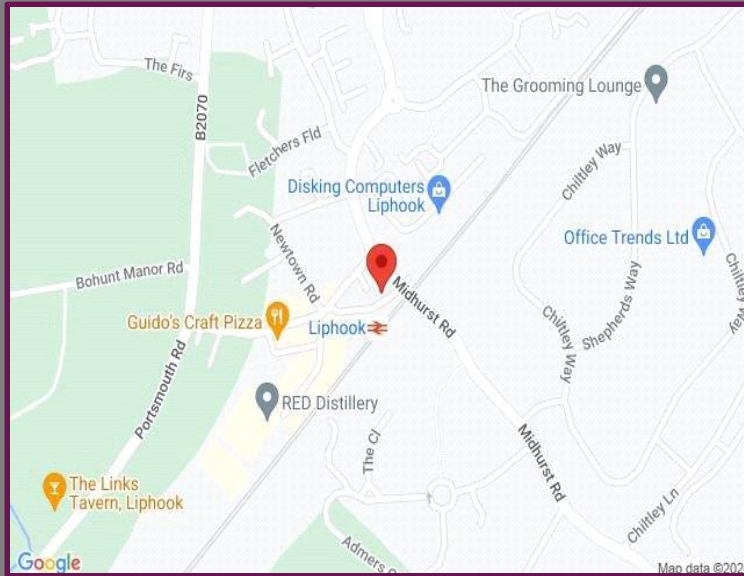
TOTAL FLOOR AREA : 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Liphook is a large well serviced village on the Hampshire/West Sussex borders with excellent commuter links via the A3 and mainline train line from Portsmouth to Waterloo. The village grew out of the adjoining Hamlet of Bramshott with its prominence as a coaching stopping point and has since grown to overtake it. The area retains much of its rural charm with the delightful water meadows in Radford Park in addition to modern improvements such as Sainsburys supermarket. Schooling is excellent with both private and state provision. Bohunt Secondary school having an excellent OFSTED rating and a raft of awards and accolades including TES Secondary School of the Year in 2014. Old Thorns Manor Hotel has a luxury Spa and golf course designed by Peter Aliss. The area has extensive surrounding countryside much of it National Trust including Bramshott Common.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		88
C (69-80)	77	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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