



ESTATE AGENTS



Liphook, Hampshire

Offers in excess of £350,000

# Liphook, Hampshire

Great first time buyers home, offering two double bedrooms, garage and driveway and two reception rooms all within easy reach of Liphook Village centre.

The property is tucked away in the corner of Valley Side which is a small development built in the late 90's and offers a very well proportioned layout and a desirable spacious rear garden.

On entrance the house design has incorporated an all important cloakroom, the lounge has hardwood flooring and a feature fireplace added by the current owner and offers a great entertaining space, the separate kitchen has a dining area and built in appliances. A further addition to the property is a stylish conservatory that leads onto the substantial rear gardens.

The first floor hosts two double bedrooms, serviced by a neutrally tiled bathroom. Each bedroom has built in wardrobes to allow for further floorspace.

In addition to the high pitched large garage there is ample off street parking with a driveway and additional private space allocated to the property. Valley side is located on the edge of the village of Liphook, but well within walking distance of the amenities and the main railway station.

Freehold  
Council Tax Band : C

- Two Double Bedrooms
- End Terraced
- Large Garden
- Driveway Parking
- Additional Off Street Parking
- Garage with High Pitch Roof
- Attractive Conservatory
- Wood Flooring to Lounge
- Cul-de-sac Location
- Walking Distance to Liphook Village Centre



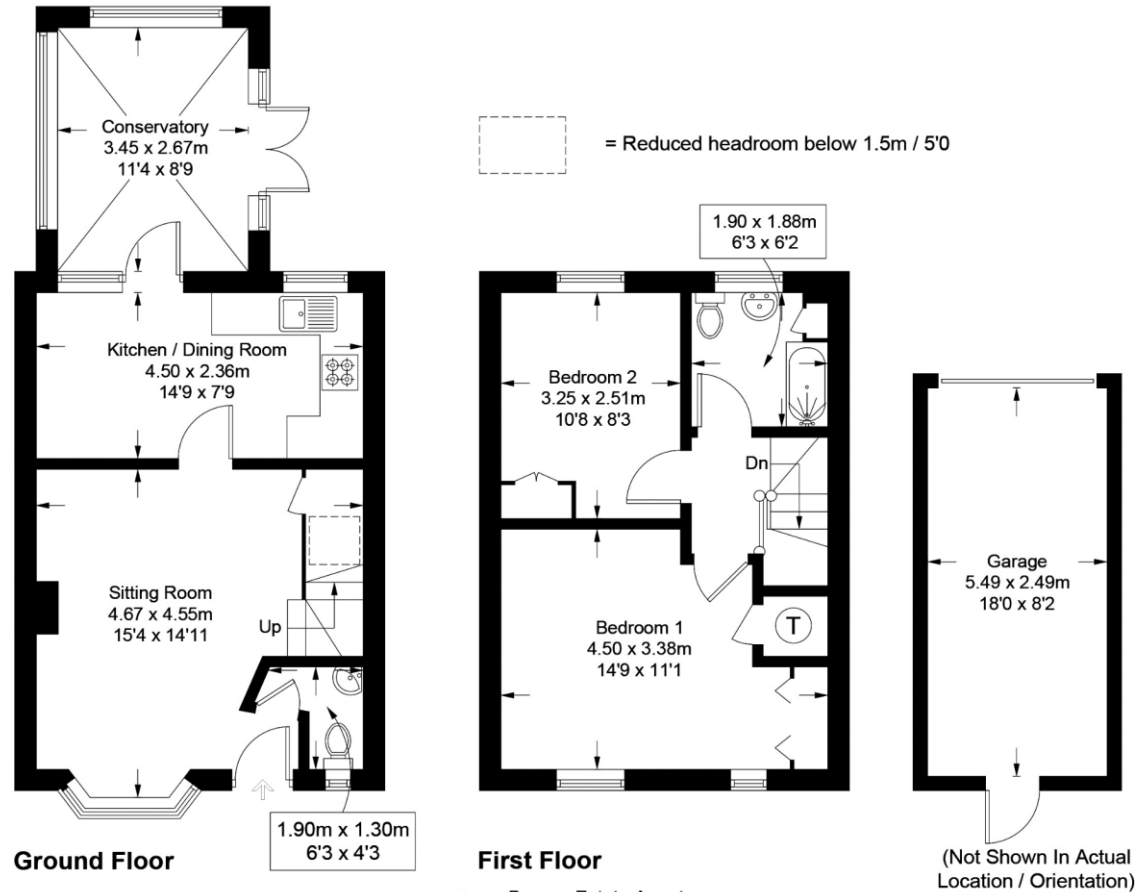
# Floorplan

## Valleyside, GU30

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

Garage = 13.7 sq m / 147 sq ft

Total = 85.9 sq m / 924 sq ft

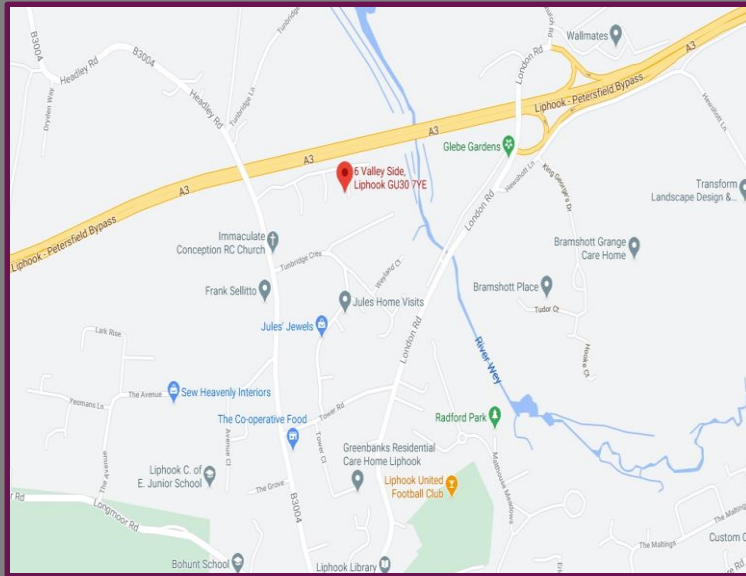


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.(ID719048)

# Location

The property is very well positioned for access to Liphook Infant, Liphook Junior and Bohunt schools, which are all within walking distance. Village amenities include a Co-op, Post Office, Sainsbury's and a wide range of local, independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo. There is also easy access to the A3.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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