



Syers Road, Liss, Hampshire

The house has the benefit of being tucked away in a sought after no through road and comes with a large rear garden which brings the added advantage of extension potential. You will notice on entrance a convenient porch area, the ground floor layout includes a spacious reception with the hallway leading to a second reception room and through to the fully fitted kitchen with ample storage and a door leading to the downstairs bathroom, there is also access to the private rear garden.

The first floor hosts two double bedrooms and a further single bedroom. There is also access to the loft space.

The property has a tremendous amount of scope and presents a wonderful opportunity, a viewing is highly recommended to really appreciate this home.

Freehold

Council Tax Band : C

- Semi Detached Family Home
- Three Bedrooms
- Generous Rear Garden
- Cul De Sac Location
- Porch Entrance
- Potential to Extend STPP
- Walking Distance to Mainline Train Station
- Central Village Location

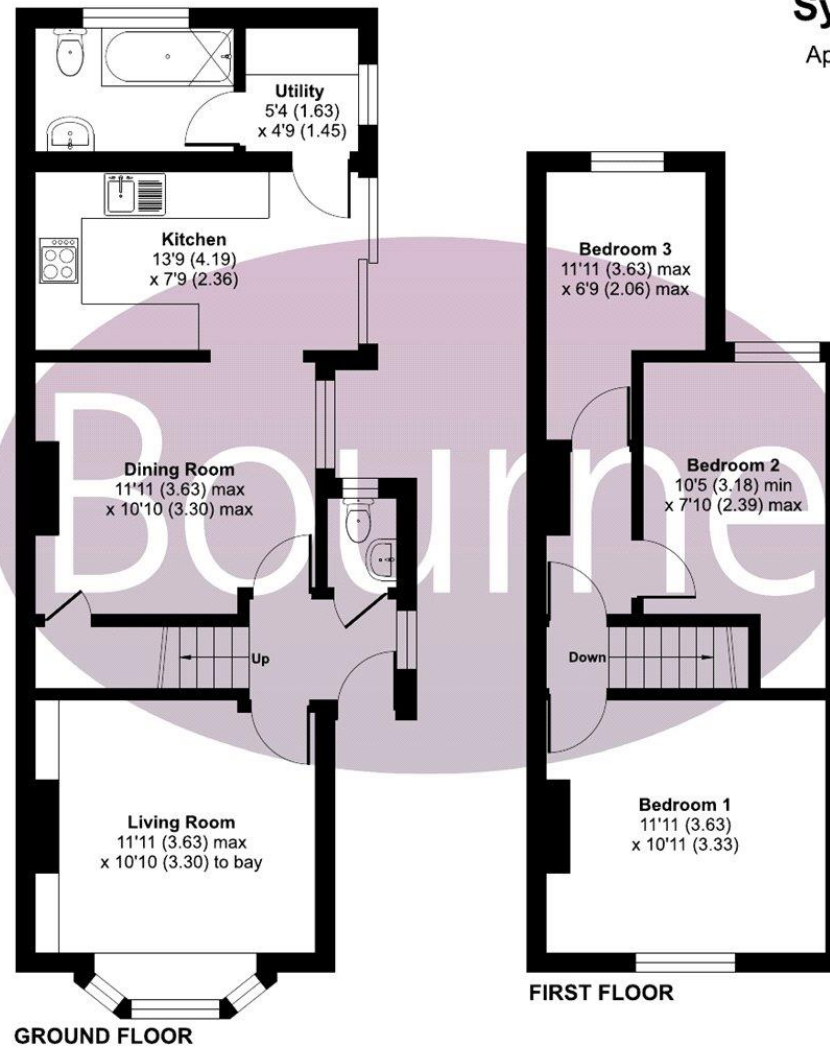


Floorplan

Syers Road, Liss, GU33

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2024. Produced for Bourne Estate Agents. REF: 1077187

Location

Syers Road is located within a short stroll of the village centre. The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors, dental surgeries, restaurants, pubs and a railway station on the Waterloo/Portsmouth line. Further amenities can be found in the market town of Petersfield within 5 miles to the South. The A3 provides access to the South Coast, Guildford and London and the surrounding countryside with its Area of Outstanding Natural Beauty which provides many opportunities for outdoor pursuits.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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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