



Bourne

ESTATE AGENTS

For Sale -
Bourne
01420 553169
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Lindford, Hampshire

£400,000

Lindford, Hampshire

Constructed in 2016 to meticulous standards by Strathmoor Developments, this three bedroom semi detached property boasts the remaining coverage of a 10-year build warranty scheme, ensuring peace of mind for the discerning buyer. Impeccably presented and offered with no onward chain, the residence exudes a timeless charm.

The well-appointed kitchen features top-of-the-line amenities, including quartz worktops, an integrated double oven, a four-ring gas hob unit, a fridge-freezer, a washer-dryer, and a dishwasher, with an added bonus of a conservatory overlooking the rear garden.

The bathrooms showcase modern elegance with vanity units, chrome mixer taps, ceramic tile flooring and walls, a chrome heated towel rail, and convenient charging points. Illuminating the interiors are strategically placed downlights, complemented by an abundance of electrical power points and dedicated telephone TV/satellite aerial points.

Adding to the property's eco-friendly appeal, a solar panel contributes to reducing electricity bills. The front garden, enclosed by a chic picket fence, lends a welcoming aesthetic, while the rear garden is designed for both privacy and low-maintenance landscaping. Completing the ensemble are a garden shed and direct access to allocated parking spaces. This residence seamlessly combines style, functionality, and eco-conscious features for the ultimate modern living experience.

Freehold
Council Tax Band : D

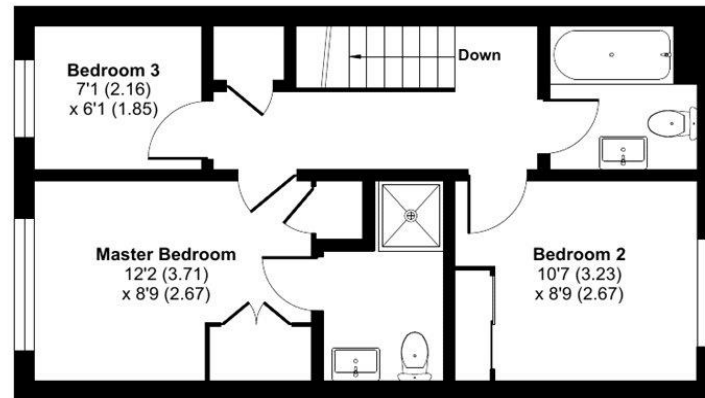
- Three bedroom semi detached
- Ensuite to master
- NHBC Guartantee
- Allocated parking
- Close to amenities
- Built in appliances
- Rear garden
- solar panels
- Kitchen/Breakfast Room
- Conservatory



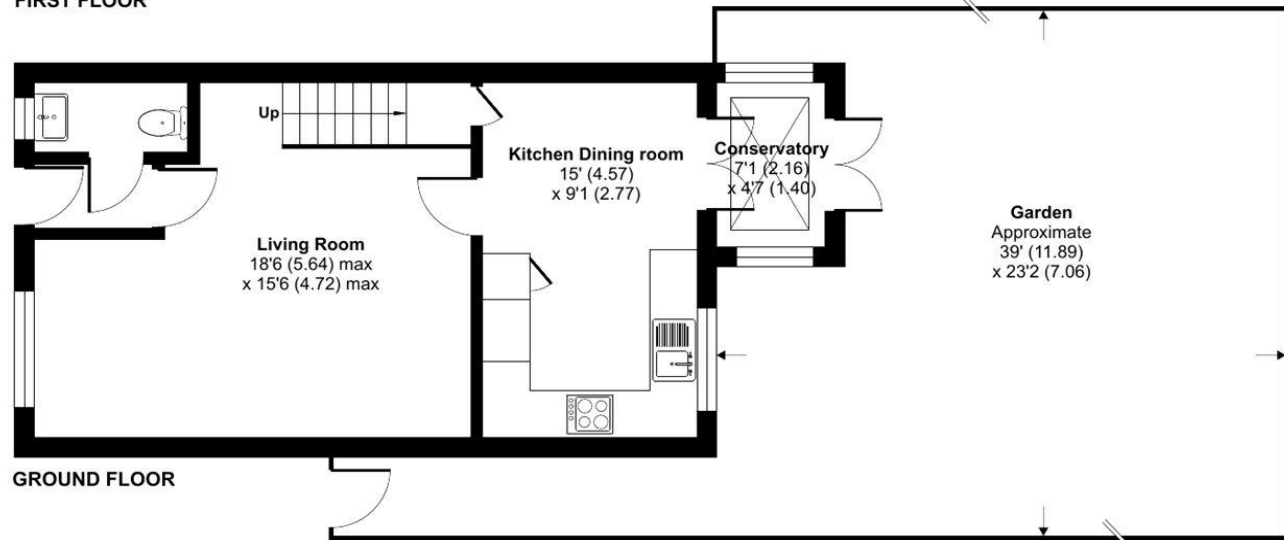
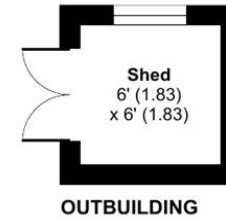
Floorplan

Liphook Road, Lindford, Bordon, GU35

Approximate Area = 895 sq ft / 83.1 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 931 sq ft / 86.4 sq m
For identification only - Not to scale



FIRST FLOOR



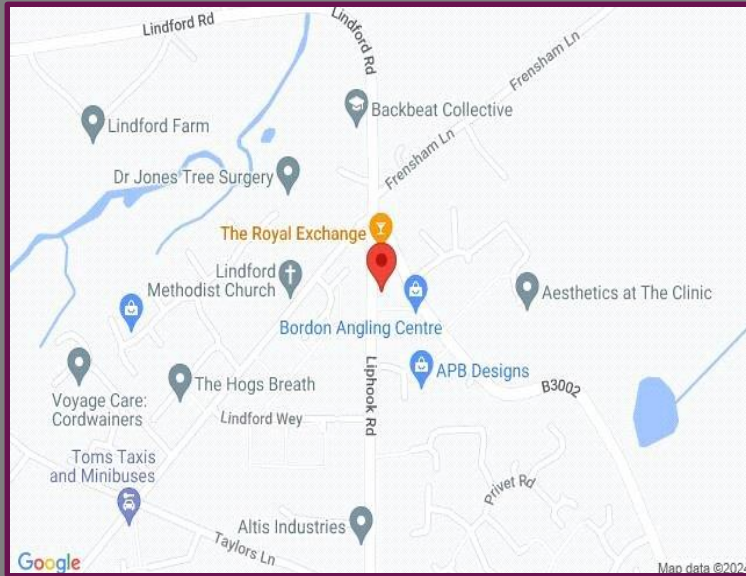
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Clarke Gammon. REF: 1027905

Location

The property can be found on Liphook Road in Lindford, a popular village location close to the centre. This property provides a good access link to the A3 and A325 and within the immediate area you will find a bus service and shops. Liphook train station is approximately 4 miles from this property, however, you may wish to use Bentley which is 4.4 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(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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