



Lindford, Hampshire

Offers Over £300,000

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In this sought-after residential area, discover a thoughtfully designed mid-terraced residence just a stroll away from the village center. The ground floor features a welcoming hallway with a convenient cloakroom, a spacious living/dining room illuminated by a double-glazed window and patio door leading to the rear garden, and a contemporary kitchen equipped with a variety of worktops, cabinets, drawers, appliance spaces, plumbing, and integrated oven and hob.

Ascend to the first floor to find a landing that grants access to a master bedroom and two additional bedrooms, complemented by a family bathroom. This well-insulated dwelling boasts double-glazed windows and efficient gas central heating. Step into the mature-styled garden, generously proportioned for your enjoyment.

Additionally, there is a garage in a nearby block.

Freehold
Council Tax Band : C

- Three Bedrooms Terraced
- Front Aspect Kitchen
- Living/Dining Room
- Downstairs Cloakroom
- Double Glazing
- Gas Fired Central Heating
- Well-Proportioned Garden
- Garage Nearby
- Cul-de-sac Position



Floorplan

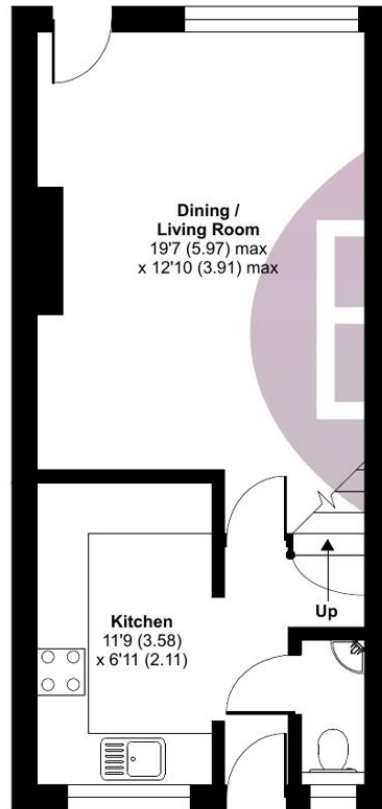
Five Acres Close, Lindford, GU35

Approximate Area = 756 sq ft / 70.2 sq m

Garage = 130 sq ft / 12 sq m

Total = 886 sq ft / 82.3 sq m

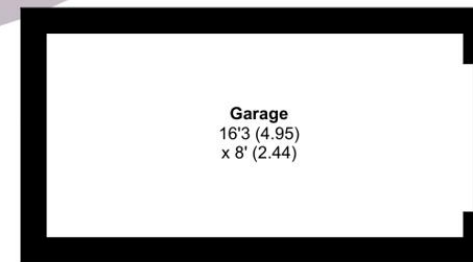
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GROUND FLOOR



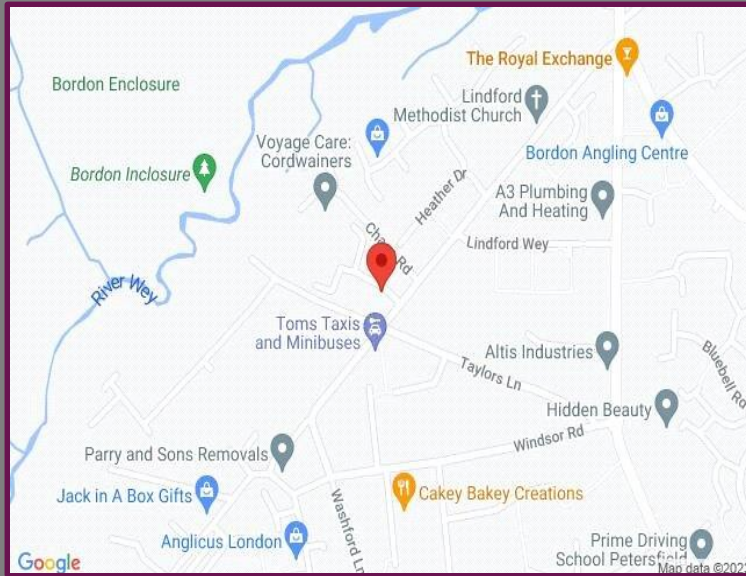
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1049374

Location

Nestled between Bordon and Headley, Lindford is a quaint rural village. The village takes pride in its exceptional local pub. Complementing this is a well-stocked local shop catering to all your needs. Liphook Train Station, less than 4 miles away, offers convenient parking and a direct link to London Waterloo. Excellent road connectivity via the nearby A3 and M3 facilitates easy access to the north and south.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: alton@bourneestateagents.com

Web: www.Bourneestateagents.com