



Lindford, Hampshire

Offers Over £350,000

Lindford, Hampshire

A semi-detached home offered with no onward chain. Originally a three bedroom home, this property now offers two bedrooms and two suites upstairs. Triple garage and ample parking.

Enter the property into the entrance hall where there are stairs to the first floor, an under stairs study area and a downstairs WC. Positioned to the right of the hall are the reception areas which include a bay-fronted sitting room and dual aspect dining area. Off the dining area is the kitchen which provides a range of wall and base units with surfaces over, space for appliances, built in cooker, four ring gas hob, a side aspect window and door providing access to the garden.

Upstairs, there are two double bedrooms. The rear bedroom benefits from an en suite bathroom and has built in cupboards. The front bedroom has full width fitted wardrobes. Completing the first floor is a shower room and off the landing there is access to the loft.

To the rear, there is an easy maintenance garden and an area beyond offering ample parking. There is a triple garage which comprises a double and a single. To the front, there is a further area of garden.

Freehold

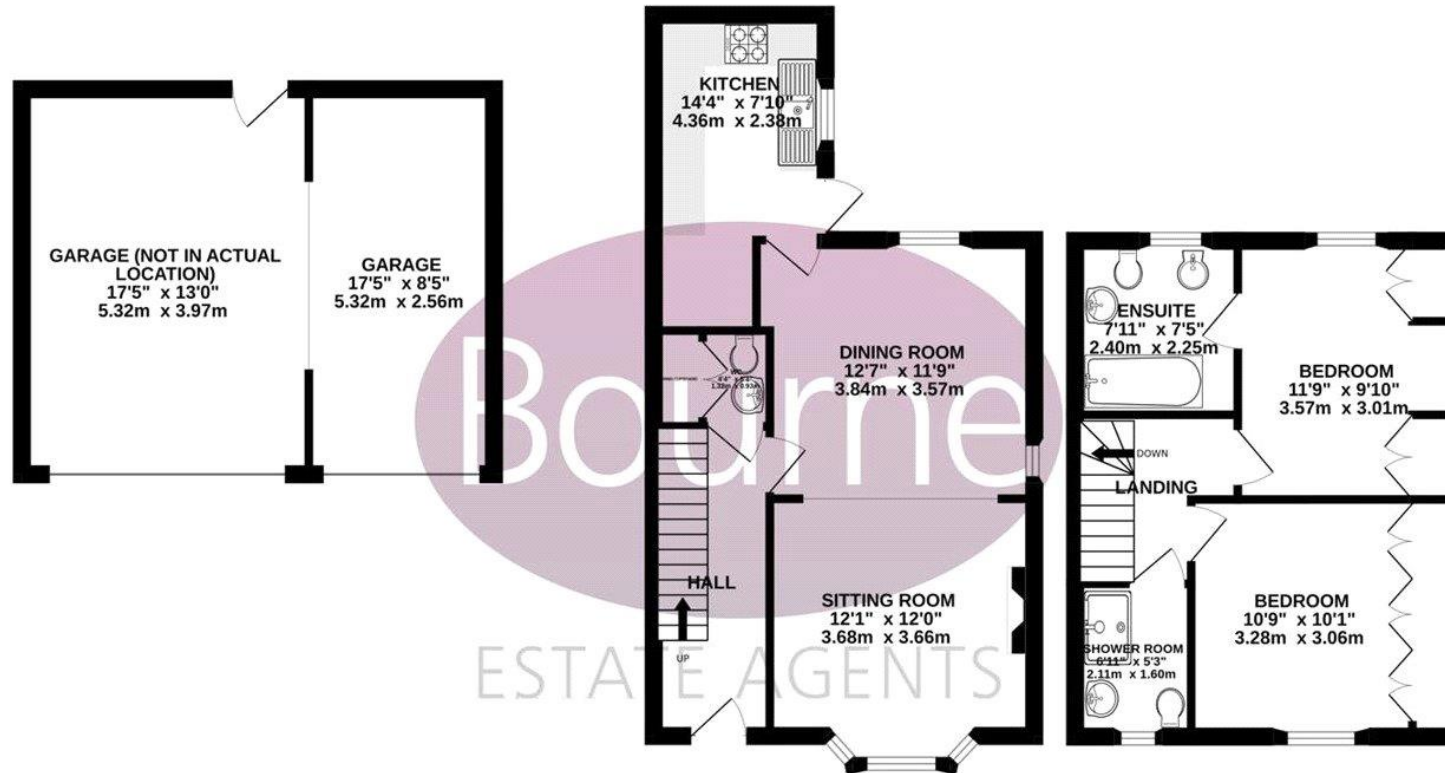
- Two Bedrooms
- Originally A Three Bedroom
- Semi-Detached
- Bay-Fronted Sitting Room
- Dining Room
- Downstairs WC
- En Suite Bathroom
- Shower Room
- Triple Garage
- No Onward Chain



Floorplan

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

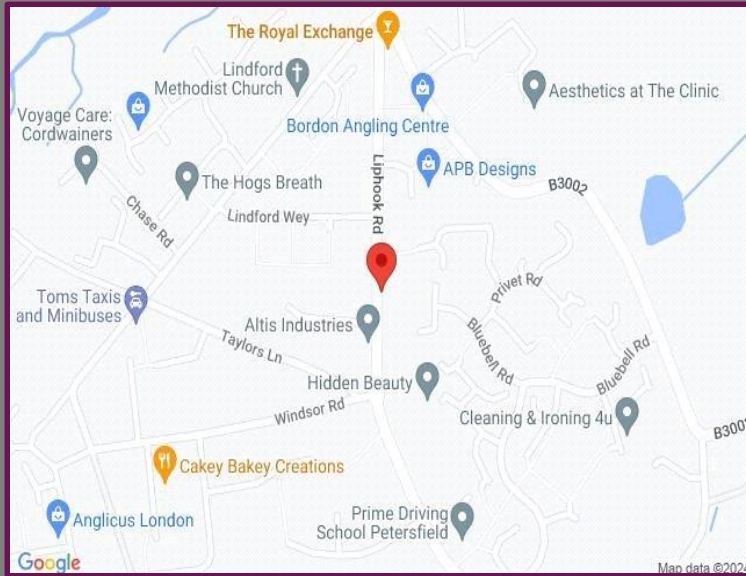
TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

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

Located on Liphook Road in Lindford, this property is ideally positioned for local shops, the Royal Exchange public house and countryside walks. The nearby town of Bordon provides a greater variety of shops and a mainline train service to London Waterloo are located in Bentley and Liphook.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(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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