

**Jacobs & Hunt**

14 ST. MARYS ROAD, LISS, HAMPSHIRE, GU33 7AH  
ASKING PRICE OF £700,000





Set in a no through road within a short walk of Liss village centre and its main line station is this generous size older style detached family home that has been improved and modernised to a high standard.

Upon entering the house through its double glazed front door you will find yourself in the bright entrance hall that provides access to all ground floor rooms and has a newly carpeted staircase to the first floor.

A cloakroom WC is fitted below the stairs.

Immediately on your left you will find the lounge which was a good quality wood effect laminated floor and bay window with shutter style window blinds.

The dining room provides a generous space for entertaining guests and could comfortably accommodate a good size dining table and chairs. It is a bright room with a double aspect and includes a casement door that opens onto the rear garden.

From the dining room you can enter the kitchen which has a feature vaulted ceiling and two sets of double glazed sliding doors that meet at the corner of the room thus providing a bright vista onto the garden and furthermore when open would integrate the patio and kitchen into a fabulous space for summer evening barbeques.

The kitchen is well fitted with a wide range of fitted storage units with countertop worksurfaces over. A contemporary style sink unit is set within. Integrated appliances within this fine kitchen include an induction hob, a double oven and a washing machine.



To the first floor there are four bedrooms of which three are double in size. All windows are double glazed and bedrooms one, two and three are fitted with shutter style blinds.

A luxury bathroom complete with panel enclosed bath having a double fitted shower and shower screen, low level WC and vanity unit comprising contemporary sink unit with adjacent worksurface and large storage drawer below. Over the sink there is a large wall mounted mirror. The walls are part tiled and the floor fully tiled.

Externally and to the front of this attractive property is access to the garage with a roller door and having light and power. The boiler for central heating and hot water purposes is mounted to the side wall.

The rear garden comprises of a patio area and leads onto a newly laid lawn. The whole is enclosed by panel fencing and a variety of plants, bushes and specimen trees are set within.

Services: All main services are connected.

Council Tax: East Hants district council, Band E, £2594.36 - 2024/2025

Contact Jacobs and Hunt to arrange your viewing. Available 7 days a week for your convenience.



## St. Marys Road, Liss

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Total = 127.6 sq m / 1373 sq ft

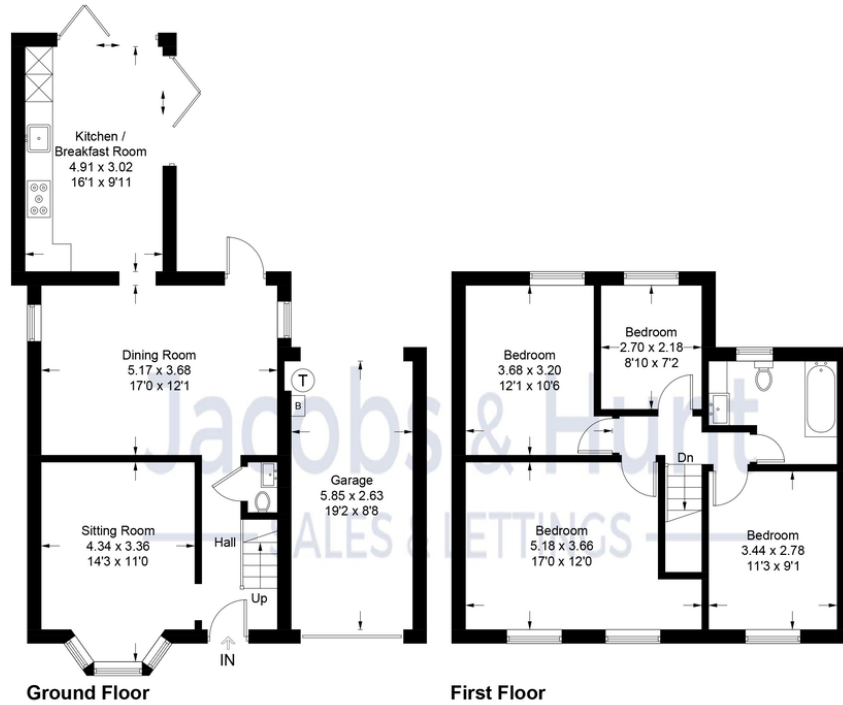


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1178702)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

