



Liss, Hampshire

Asking Price Of £395,000



# Liss, Hampshire

An excellent three bedroom semi detached home in the heart of Liss village, located within a short stroll to the village amenities and the mainline train station.

The house has the benefit of off street parking for at least two vehicles and very large rear gardens which brings the added advantage of extension potential.

You will notice on entrance a convenient porch has been added to give additional security and space, the ground floor layout includes a cloakroom, spacious reception with alcove storage and an archway through to the generous kitchen space with breakfast bar and ample storage, there is a conservatory to the rear with double doors onto the extensive gardens.

The first floor hosts three bedrooms, two doubles and a single room and a neutral and modernised family bathroom. There is also hallway storage and access to the loft space.

The current owners have been in the property for over 40 years and are testament to why its such a lovely place to live. A viewing is highly recommended to really appreciate this home.

- Semi Detached Family Home
- Three Bedrooms
- Extensive Rear Garden
- Conservatory
- Off Street Parking
- Porch Entrance
- Potential to Extend STPP
- Walking Distance to Mainline Train Station
- Central Village Location

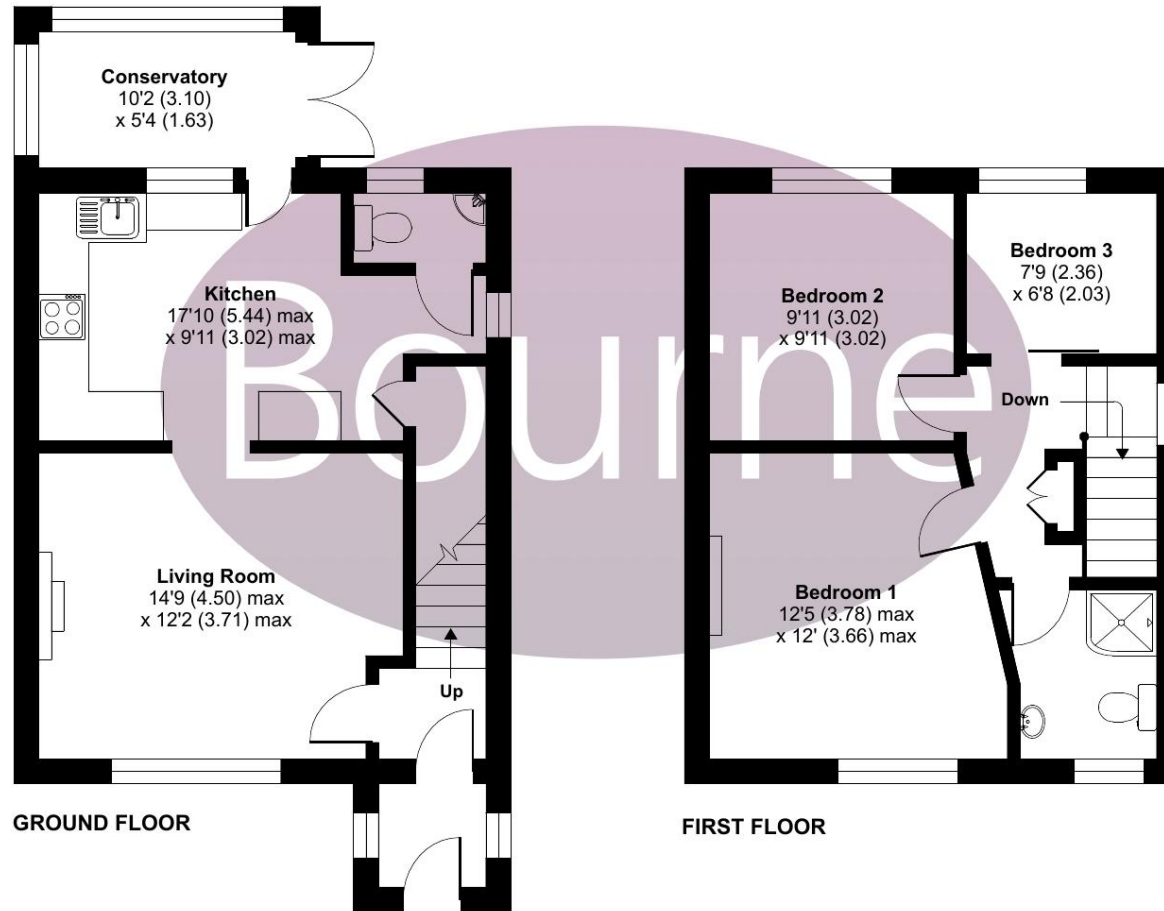


# Floor Plan

## Mill Road Terrace, Liss, Liss, GU33

Approximate Area = 911 sq ft / 84.6 sq m

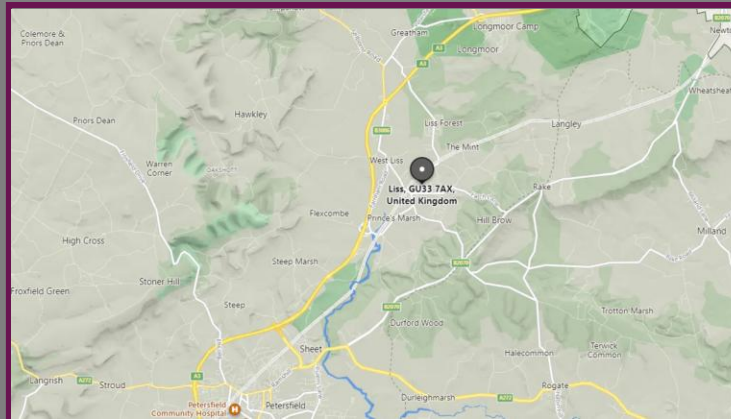
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 914636

# Location

Mill Road Terrace 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.



EPC TO FOLLOW



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...

**Petersfield Office** : 2 Swan Street, Petersfield, Hampshire, GU32 3AD

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**Email**: [petersfield@bourneestateagents.com](mailto:petersfield@bourneestateagents.com) | **Lettings**: [petersfieldlettings@bourneestateagents.com](mailto:petersfieldlettings@bourneestateagents.com)