







This three-bedroom semi-detached house sits in a no-through road and backs onto allotments that affords a pleasant rear vista. Boasting a garage, off road parking, a lovely sunroom conservatory and private garden.

Silver Birch Close is located in the village of Liss, in East Hampshire, within the South Downs National Park and accordingly has good access to surrounding countryside and numerous footpaths, bridle paths and country lanes, suitable for walking, riding, and cycling. Liss is well placed for the A3 (Petersfield Bypass) London to Portsmouth route and has a mainline railway station on the Portsmouth Harbour to London Waterloo line, so has always been popular with commuters, with Guildford, the M25 and South Coast accessible. The village supports several private shops, an excellent local surgery, plus a Tesco Express convenience store. For families, there are an Infant & Junior school and several playgroups as well as a very well respected secondary school in close proximity. This community village has several clubs and societies, plus well-established Tennis, Cricket and Football clubs.



This semi-detached home is approached via a private driveway that leads to the adjoining garage and front door into an entrance porch with cloakroom. To the front aspect is a sitting room with built in storage, the room opens through to a dining room, the kitchen is adjacent. To the rear of the house is a conservatory/garden room accessed from the kitchen and dining room and enjoys views over the rear garden and the allotments beyond, which afford a good degree of privacy. On the first floor, the house offers three bedrooms, of which two have built in storage and are serviced by a family bathroom. The landing provides loft access which is partially boarded to give extra storage

space.

Steps down from the conservatory lead to the rear garden, which is mainly lawned.

Council Tax Band D - £2,028 East Hampshire District Council.

Viewings strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744



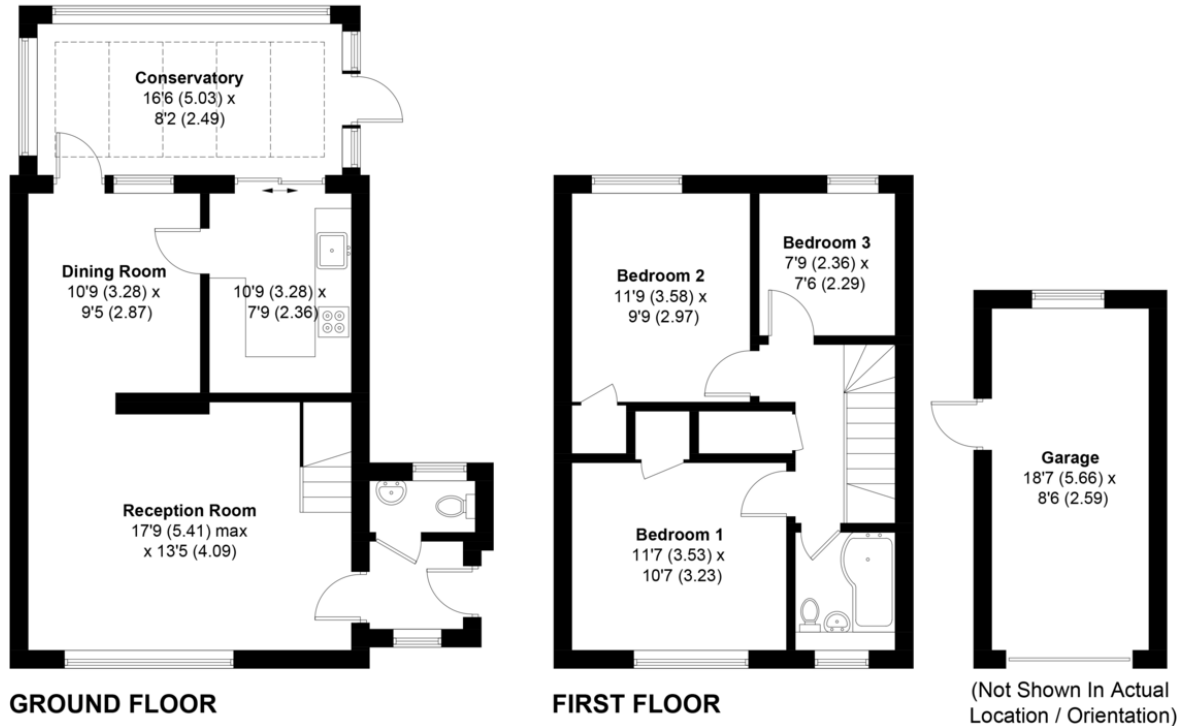


## 11, Silver Birch Close, GU33 7HP

APPROXIMATE GROSS INTERNAL AREA = 1075 SQ FT / 99.9 SQ M

GARAGE = 159 SQ FT / 14.8 SQ M

TOTAL = 1234 SQ FT / 114.7 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1031461)

Produced for Jacobs & Hunt - Petersfield

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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 and 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



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