

Jacobs & Hunt

1 COURT CLOSE, MIDHURST ROAD, LIPHOOK, GU30 7EA
ASKING PRICE OF £399,950





Bright and spacious three bedroom end of terrace home, set in one of Liphook's most popular residential locations - a quiet, village centre cul-de-sac. The house offers an integral garage, driveway and no onward chain.

The property comprises;

Entrance hallway with stairs to first floor, parquet flooring. To the right is a front to back living/dining room with fireplace, south facing bay window and direct access to the garden and a lovely parquet floor.

To the rear is a fitted kitchen with fitted appliances, floor and eye level storage with contrasting work tops. Door to rear garden. Completing the ground floor is the integral garage.

Upstairs are three bright, double bedrooms. Family bathroom with separate WC. To the rear of the house is a low maintenance garden which is paved with sheltered patio and attractive flower beds and Summer House.

The house is well positioned for access to Liphook Infant, Liphook Junior and Bohunt schools, all within walking distance. Village amenities include a Co-op, Post Office, Sainsbury's and a wide range of local, independent shops. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo There is also easy access to the A3.

Vacant possession - no onward chain.

Viewing through the Vendors agent, Jacobs & Hunt.



Mains gas, water and electricity.

Council Tax Band D - £2028 per annum.



Court Close, Liphook

Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft
(Including Garage)

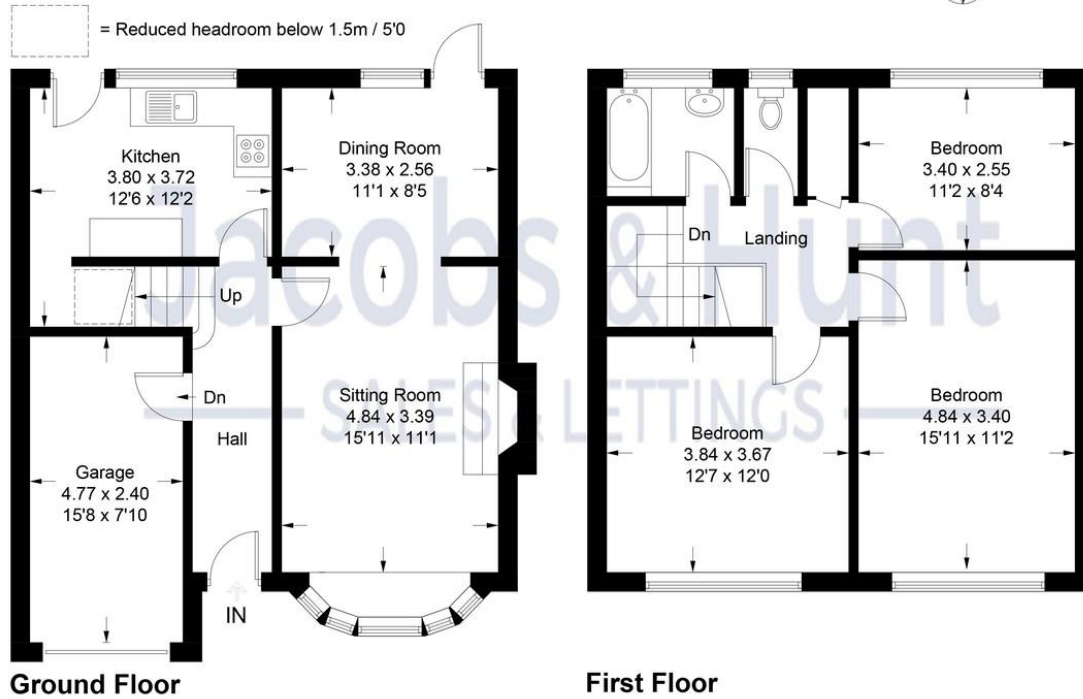


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID963935)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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