





A modern, one double bedroom freehold starter home which is situated in a popular residential location within a short walk of Liss Forest village centre. The property benefits from an 'upside down' layout with the living room and kitchen being positioned on the first floor.

The living room is of a good size and enjoys a double aspect together with a practical extra space that the vendor uses as a study. The kitchen is well equipped with a range of base and eye level units together with a new 4 ring gas hob and new electric oven below together with space for domestic appliances.

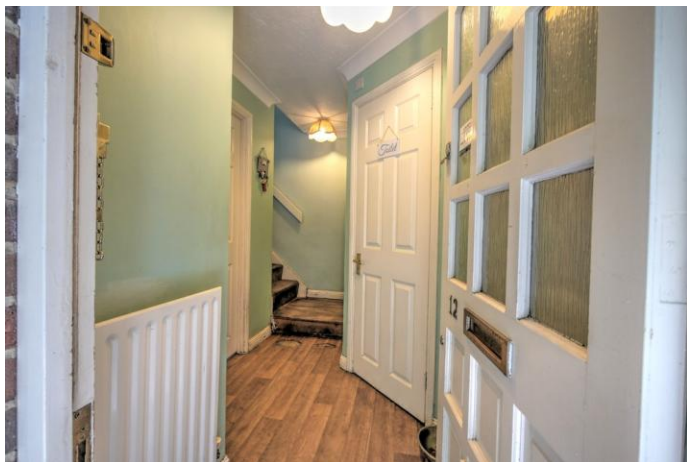
On the ground floor, there is a double bedroom with an under stairs storage area and built in double wardrobe. The bathroom benefits from a three piece suite and there is an over bath shower with built in screen. There is also a further cupboard in the entrance hallway which houses the boiler for the gas central heating and a hot water tank.

Externally, there is an area of garden to the front of the property and an allocated parking space together with additional on road parking. Sure to find favour with both first time buyers and investment purchasers.

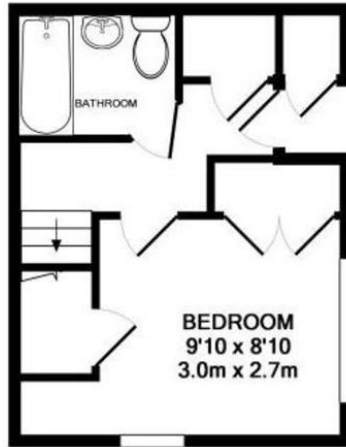
Council Tax Band - B \_£1388 per annum. Freehold.

Mains gas and water, mains drainage. Double glazed windows. Private off road parking space.

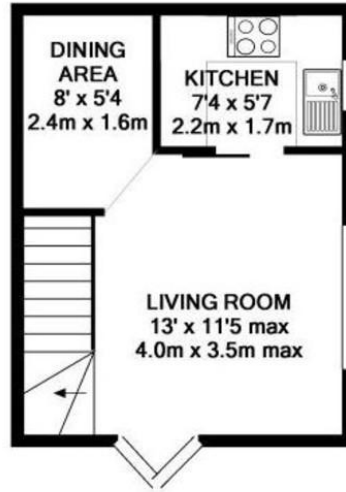
Please contact Jacobs & Hunt, Petersfield - OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!







GROUND FLOOR  
APPROX. FLOOR  
AREA 213 SQ.FT.  
(19.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 224 SQ.FT.  
(20.8 SQ.M.)

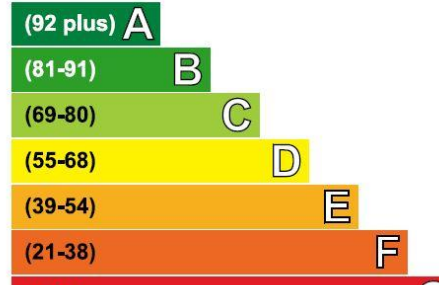
TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	91
65	

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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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