



Patricks Close, Liss

Asking Price £395,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Patricks Close, Liss

SOLD by Williams of Petersfield. Situated in a quiet residential cul-de-sac and backing on to fields, this detached bungalow requires a programme of cosmetic updating reflected in the price. Built in the 1970's the bungalow has been previously updated and had a small extension to create an en-suite shower room to one of the three bedrooms. The property offers a light and airy L shaped lounge/diner, fitted kitchen, family bathroom and plenty of internal storage. Outside a generous driveway leads to an attached garage, plus there are gardens to the front and rear. The bungalow benefits from gas central heating and is partly double glazed. Internal inspections are highly recommended.



Location - Liss

The village of Liss provides a wide range of shopping and recreational facilities, infant and junior schools, churches, doctors and dental surgeries, restaurants and pubs. The village has a mainline station on the Portsmouth – London Waterloo line and the A3 provides road access to the south coast, Guildford and the M25. Liss is set within the South Downs National Park, which provides some magnificent walking and riding country, as well as many other outdoor leisure amenities. There are theatres at Guildford and Chichester, golf at Petersfield, Liphook and Cowdray Park, as well as convenient access to the well regarded Churchers and Bedales Schools.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Tenure

Freehold

Additional Information

All main services

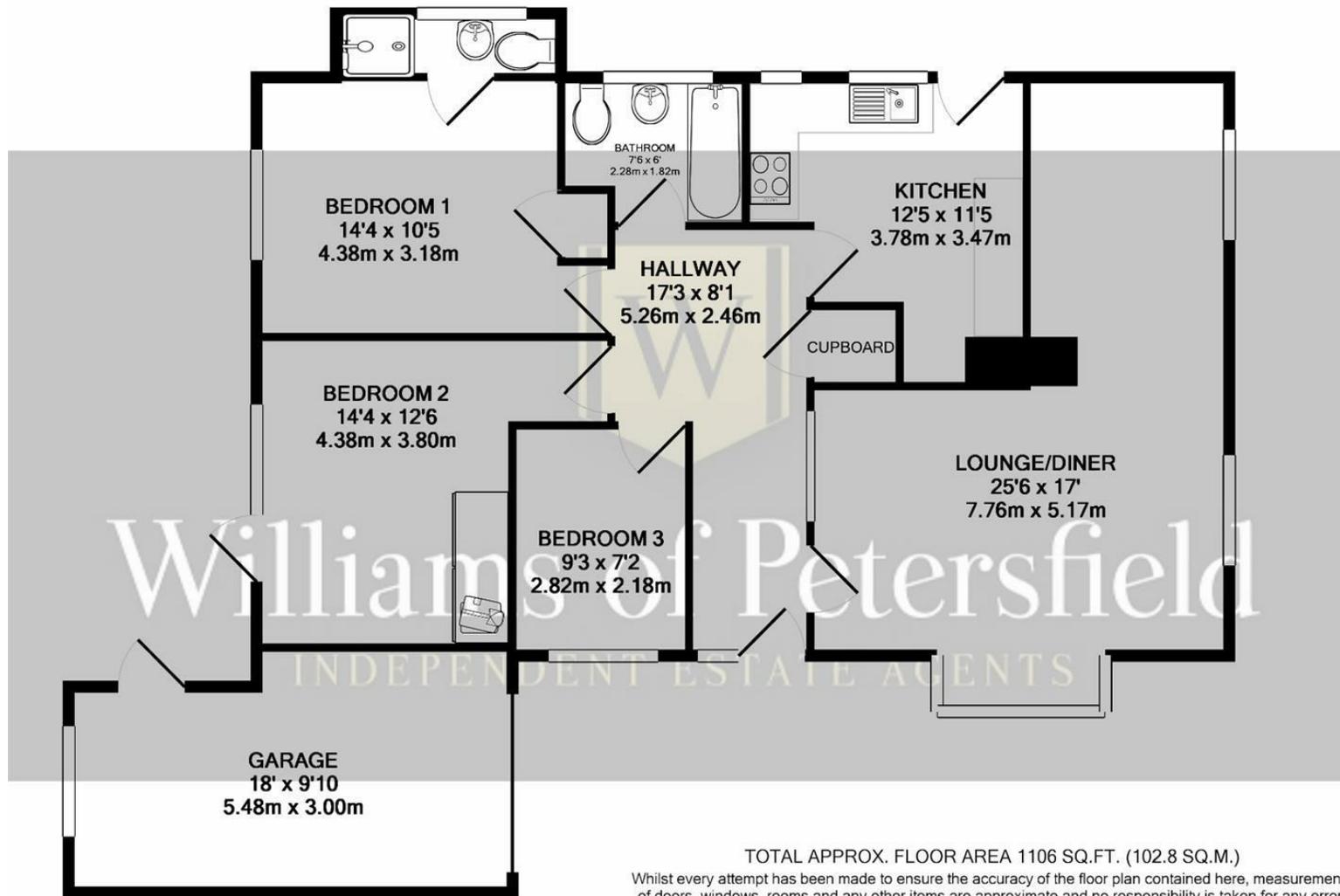
Post code

GU33 7ER

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.8 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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Williams of Petersfield

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