



Syers Road, Liss

**Price Guide £330,000**



**Williams of Petersfield**  
INDEPENDENT ESTATE AGENTS



## Syers Road, Liss

Situated in the Village of Liss, a short walk from the town centre and train station. This three bedroom Semi Detached house in Syers Road is bright and spacious throughout whilst maintaining a cozy and homely feel.

Upon entering the property, a large open plan living dining room space separated by the staircase to the first floor. This partition creates a cozy living room focused around the fireplace and the large window keeps the area well lit.

To the rear of the property there is a sizeable kitchen with space for a dining table or breakfast bar and french doors that lead onto the kitchen. The new and modern family bathroom, with shower over bath, completes the ground floor.

Upstairs, the master bedroom with built in wardrobes with hanging space, the second double bedroom also with built in storage space. The second and third bedroom are adjoined which is superb for smaller children or to use as a dressing room.

Externally, the generously sized garden with patio area and side access.

EPC - D





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 College, Highfield & Brookham and Bedales Schools.

Local authority

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

Additional Information

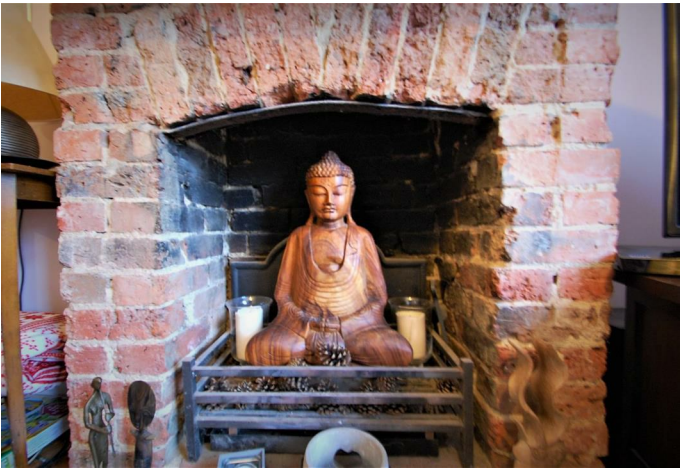
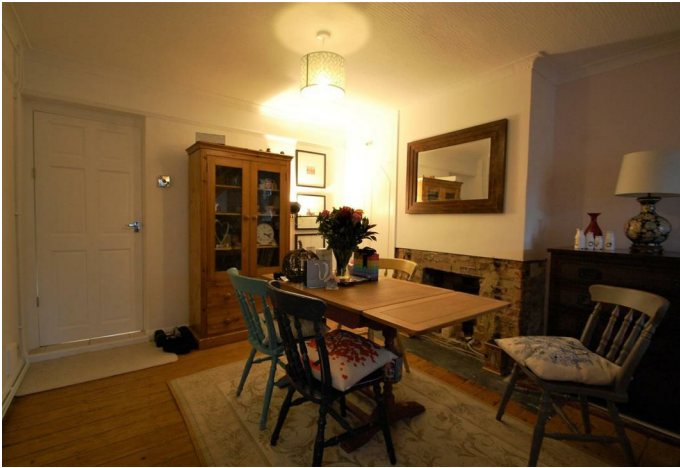
All main services

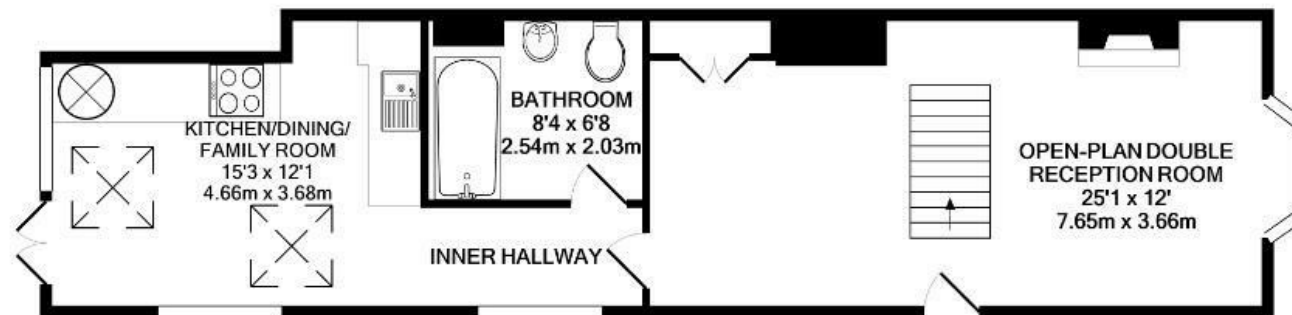
Tenure

Freehold

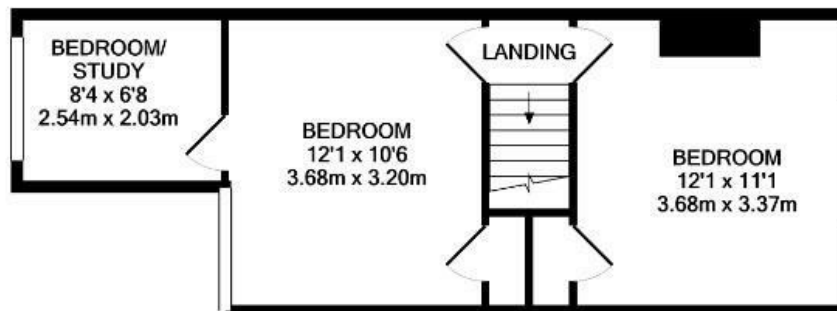
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		75
England & Wales		
EU Directive 2002/91/EC		





GROUND FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 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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