





This is a little gem of a home! A two-bedroom terraced house situated in a quiet, no through road a few minutes' walk to the centre of the village. The current owner has loved living here and the internal presentation reflects how much.

A storm porch and front door opens into the hallway and stairs to the first floor and doors to an attractive fitted kitchen to the front and a spacious sitting room to the rear with window and French doors to the enclosed rear garden. On the first floor, the principal front bedroom runs across the width of the house and has useful built-in wardrobes, a second bedroom at the rear is adjacent to a modern bathroom with nice white suite. Additional internal features of note are double glazed windows and gas central heating. Externally, the property has an allocated parking space immediately outside the front door. The pretty rear garden has rear pedestrian access as well as the French doors from the sitting room. The current owner has had the garden landscaped for low maintenance and is mostly paved with a feature circular flower bed with an attractive pruned shrub and circular effect paving around it. There are further flower and shrub beds, and the garden is enclosed by panel fencing affording a high degree of privacy. The rear garden also enjoys a southerly aspect and enjoys an abundance of sunlight.



The village of Liss is in East Hampshire, within the South Downs National Park and accordingly has good access to surrounding countryside and numerous footpaths, bridlepaths, 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, plus a Tesco Express convenience store. For families, there are an Infant & Junior school and several playgroups. This community village has several clubs and societies, plus well-established Tennis, Cricket and Football clubs.

The nearby (approx. 5 miles) market town of Petersfield offers a more comprehensive range of shops, bars and restaurants including supermarket brands Lidl, M&S Food, Waitrose, and Tesco.

Council Tax Band: C - £1586.62 East Hampshire District Council.

Viewing appointments are highly recommended and strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Collard Way, Liss

Approximate Gross Internal Area = 62.4 sq m / 672 sq ft

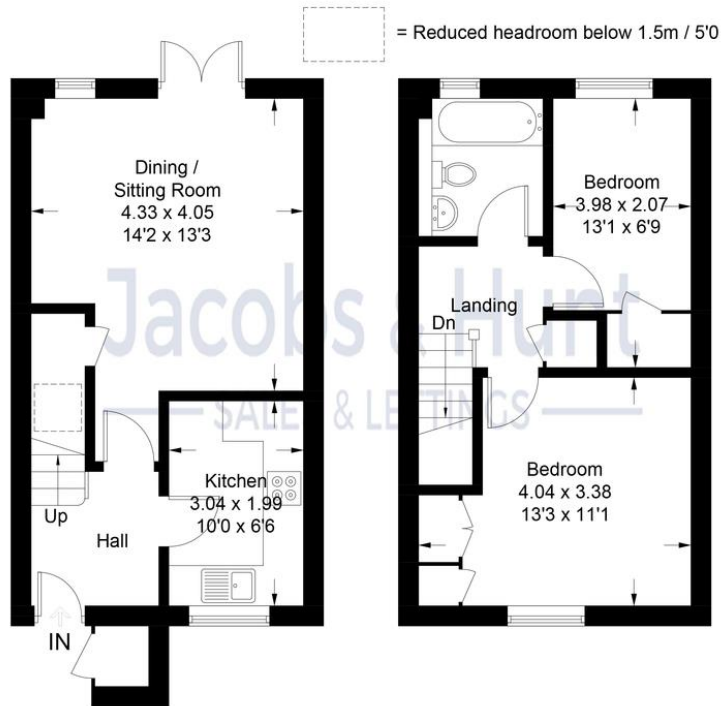


Illustration for identification purposes only, measurements are approximate, not to scale. (ID747818)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 c	
55-68	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 are 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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