

Jacobs & Hunt

4 TEACHERS TERRACE, RAKE ROAD, LISS, HAMPSHIRE, GU33 7ED
OFFERS IN EXCESS OF £300,000





DON'T MISS OUT! A two-bedroom terraced house situated in 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 to the rear affording tandem double parking. The pretty rear garden has rear pedestrian access as well as the French doors from the sitting room. The garden has been landscaped for low maintenance and is mostly paved. There are 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, bridle paths 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 - £1717.60 East Hampshire District Council.

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

WE ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Teachers Terrace, Liss

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft
 External Store = 0.8 sq m / 9 sq ft
 Total = 62 sq m / 668 sq ft

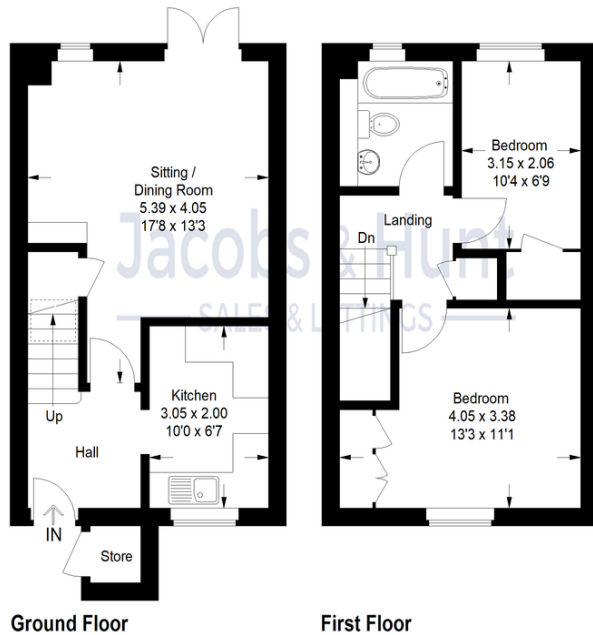


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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

