

**Jacobs & Hunt**

25 FOREST RISE, LISS FOREST , LISS, GU33 7AU  
ASKING PRICE OF £450,000







A fabulous opportunity to purchase a detached bungalow, set within a quiet cul-de-sac with woodlands to the rear. This rarely available style of property offers potential and scope to create a lovely home.

On approach you will notice the bungalow is tucked in away in the corner of a popular residential street in a semi rural location in Liss Forest. To the front of the property is a private driveway for multiple vehicles, there is a single garage which has light and power and side access.

On entrance there is an L-shape hallway which has built in storage and loft access, to the right on entry is a separate kitchen with a range of base and wall units and space for all appliances. There is side access onto the gardens.

The main living space is a spacious lounge and dining room combined with dual aspect windows and access direct onto a lean to conservatory via a double glazed door. The lean to has a radiator and another double glazed door on to the rear south facing garden.

The bedrooms are both double rooms with the principal room boasting double wardrobes and views over the rear garden. The second double room has a built in cupboard. The bathroom has been modernised in recent years with a shower put in to replace the bath and vanity units and storage added.

The garden with its southerly aspect is a suntrap in the afternoons and offers a raised patio space and lawned garden with mature borders. There is a rear gate onto woodland walks with a pathway leading back to the amenities and mainline railway station that Liss has to offer.



The property further benefits from being sold with NO ONWARD CHAIN.

Liss Forest is a sought-after hamlet, just a short distance from Liss village. Nearby Liss offers a good range of shops, schools and public services, together with a mainline railway station. More comprehensive shopping, leisure, and schooling opportunities are available in the market town of Petersfield a few miles to the south. The property is also in the catchment area for Bohunt School in Liphook. Liss is surrounded by beautiful countryside and is wholly located within the South Downs National Park.

Council Tax Band E £2479

Mains gas, water and sewage.

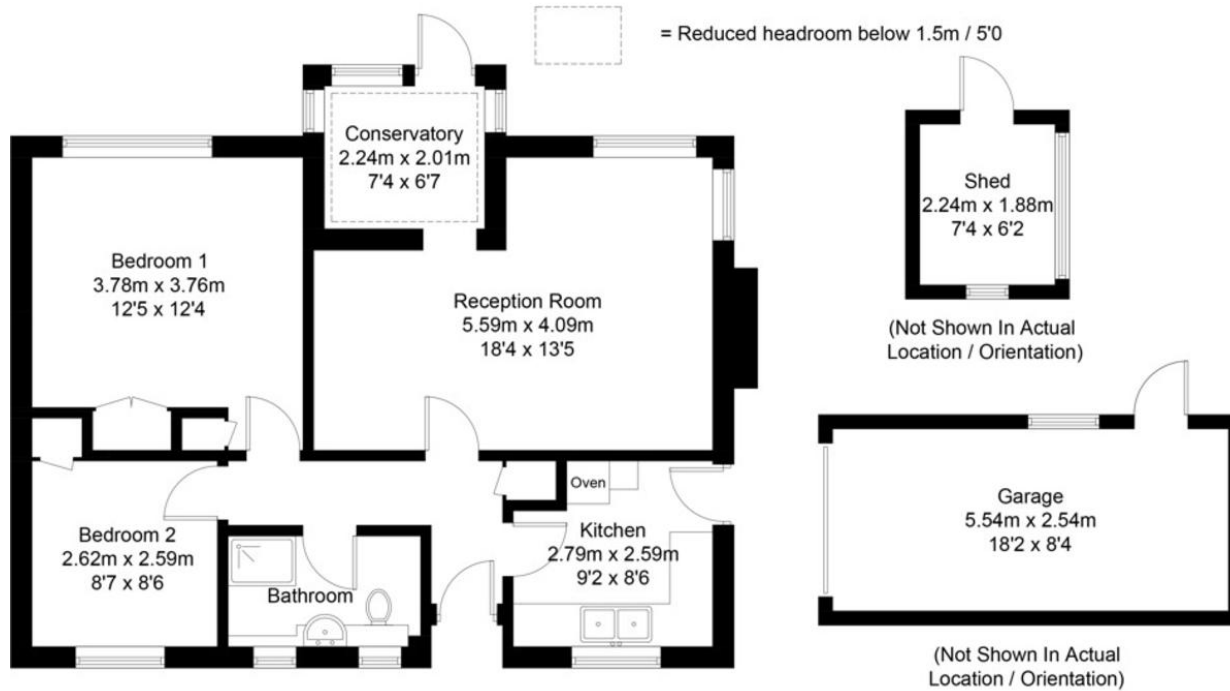
Gas fired central heating, double glazed windows throughout.

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





Approximate Gross Internal Area = 724 sq ft  
 Outbuildings = 198 sq ft  
 (Including Garage)  
 Total = 922 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID973773)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		

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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

