

Jacobs & Hunt

19 WESTERN ROAD, LISS, HAMPSHIRE, GU33 7AG
ASKING PRICE OF £510,000





Please note, the seller (Cala Homes) is able to offer up to £1,000 towards a buyers' legal fees subject to use of their recommended solicitors.

Stunning Edwardian three-bedroom, three storey, semi-detached family home which has been refurbished to an exacting standard and offers characterful and spacious accommodation throughout. The house is located within easy walking distance of the mainline railway station and local shops and amenities.

Offering extensive well laid out accommodation and a sunny well screened garden the property also has off street parking. The Accommodation comprises;

Entrance hallway with stairs leading to the first floor, doors leading to the sitting room with wood burner, with the dining room directly behind with French doors opening to the courtyard and rear garden.

The kitchen is well fitted with a range of floor and wall units with solid wood worktops, gas hob, electric oven and extractor hood, door to rear garden and door leading to WC.

On the first floor are two double bedrooms and a large, refitted family bathroom with fully tiled shower cubicle, separate bath, WC, and wash basin.

A further staircase leads to the top floor of the house which offers a good sized third bedroom with separate study area.

Externally, the rear garden is very bright, laid to lawn and well enclosed. There is a full width terrace and large garden



shed with raised deck. To the front of the house is a brick paved drive with parking for two vehicles.

Main gas, drainage, water, and electricity.

Viewing through Jacobs & Hunt, Petersfield.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 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

