



15 Hunters Chase, Liphook, Hampshire GU30 7YA
Price Guide No Price Freehold

CLARKE  GAMMON

**15 HUNTERS CHASE
LIPHOOK HAMPSHIRE GU30 7YA**

Price Guide No Price

Cul-de-sac location	Downstairs cloakroom
Two double bedrooms	Parking for three cars
Bathroom	Enclosed rear garden
Living room	Convenient for local schools
Kitchen/dining room	Ideal Buy to Let



**An attractive mid-terrace home,
built in the early 1990's.**

THE PROPERTY

Situated towards the end of this cul-de-sac on the fringe of Liphook, the property is conveniently placed for all of the village amenities as well as the areas well-regarded schools. The accommodation leads from the reception lobby leads to a living room with decorative fireplace and double-glazed bay window to the front. The kitchen/dining room is fitted with a range of modern work tops, cupboards and drawers with a double-glazed window and double opening double glazed doors to the rear garden. To the first floor, both bedrooms are doubles with the master bedroom having a range of fitted wardrobes and there is also a family bathroom with a white suite with tiled and wood panelled walls.



THE GROUNDS

The property benefits from three allocated parking spaces, whilst to the rear there is a landscaped garden comprising of a paved patio leading to a level area of lawn with raised bed, timber shed and store. The whole is enclosed by timber panel fencing and has a rear access gate.

SITUATION

The property is set towards the end of this cul-de-sac, immediately to the front of the property is a small open green. Liphook itself provides an excellent range of shopping, recreational and educational facilities, which include a Sainsbury's Supermarket, a good selection of local shops, various sports clubs and a number of pubs, restaurants and takeaways and the new Living Room Cinema. The mainline station provides commuter services on the Waterloo to Portsmouth line, whilst the nearby A3 provides good road links to Guildford, the M25 and London to the north, Petersfield, Portsmouth, the M27 and the coast to the south.

Liphook Centre – 1 mile

Infant/Junior Schools – 0.5 of a mile

Bohunt School – 0.8 of a mile

Liphook Railway Station – 1.2 miles

Haslemere – 4 miles

Petersfield – 10 miles

Guildford – 15 miles

M25 Wisley – 25 miles

Hunters Chase, Liphook, GU30

Approximate Area = 645 sq ft / 60 sq m
 Outbuildings = 57 sq ft / 5.3 sq m
 Total = 702 sq ft / 65.2 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

East Hampshire District Council


COUNCIL TAX

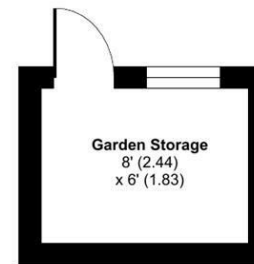
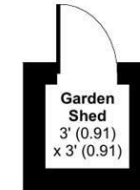
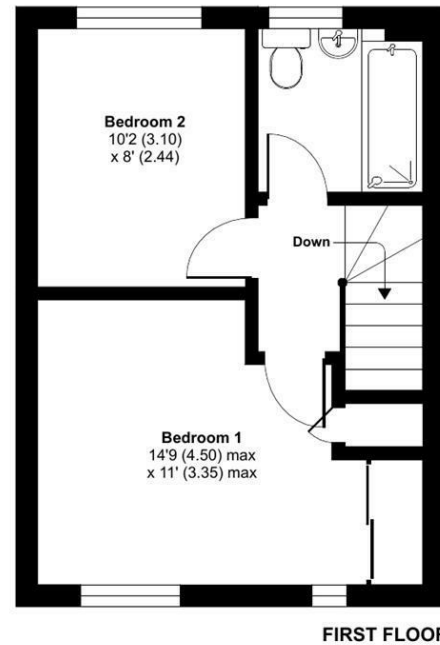
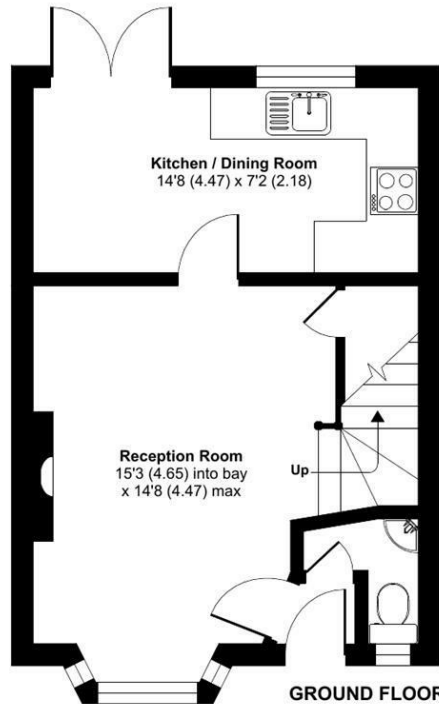
Band C

SERVICES

All mains services

9th August 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 917253

CG LIPHOOK OFFICE

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DIRECTIONS

From our offices in The Square, Liphook proceed along the Headley Road and just before the bridge over the A3 turn right in to Hunters Chase, proceed along Hunters Chase running parallel with the A3 to the end of the close where the property will be found on the right-hand side.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

