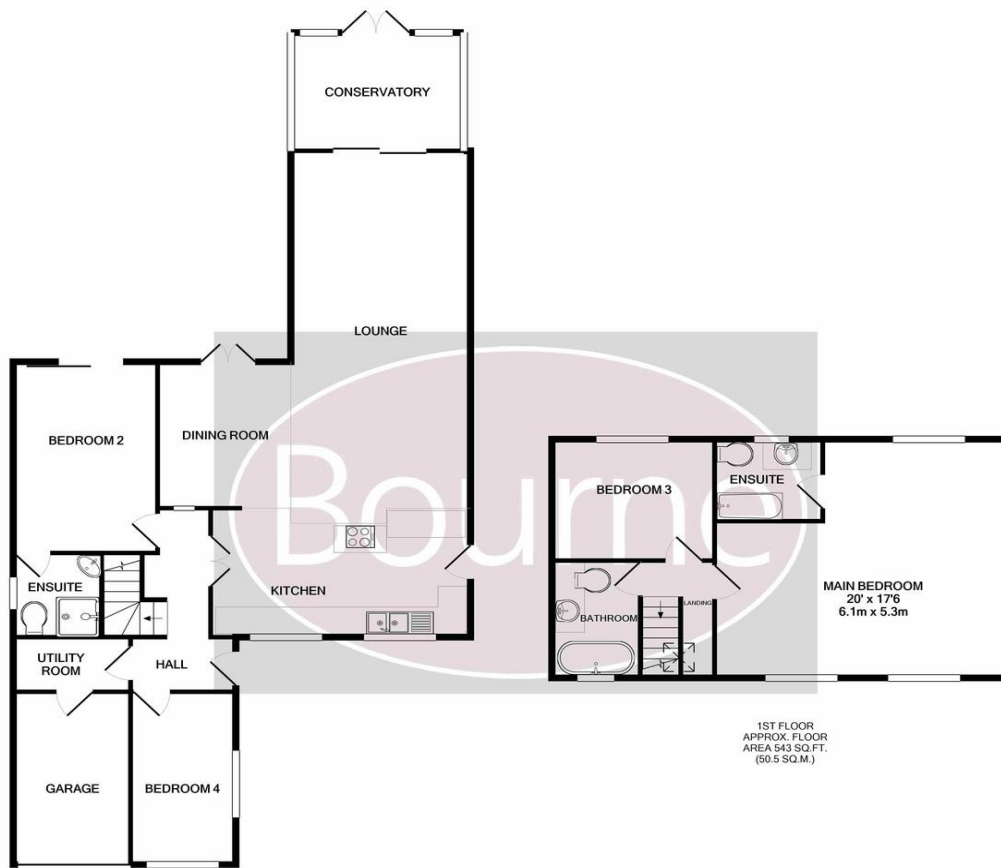




12 Forest Rise, Liss, Hampshire, GU33 7AU Price Guide £550,000

A 3/4 bedroom detached family home located within a popular cul de sac location on the boarder of Liss Forest. The property benefits from flexible accommodation over two floors. The ground floor has a spacious 'L' shaped reception space with a modern kitchen, conservatory and two ensuite bedrooms, plus a family bathroom. Outside is an enclosed rear garden backing on to woodland, whilst the front has off road parking and access to a single garage. The property is also offered with no onward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 1169 SQ.FT.
(108.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1713 SQ.FT. (159.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2020)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Location:

The property is situated on the edge of Liss Forest and is within walking distance of the centre with its selection of shops, amenities and railway station. There is easy access to the A3 and the nearby bustling market town of Petersfield with a good selection of shops, restaurants, leisure centre and an alternative railway station.

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us – especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working