

10 Cricket Lea,
Lindford, Bordon, Hampshire
GU35 0PY

**Peter Leete
and Partners**
ESTATE + AGENTS



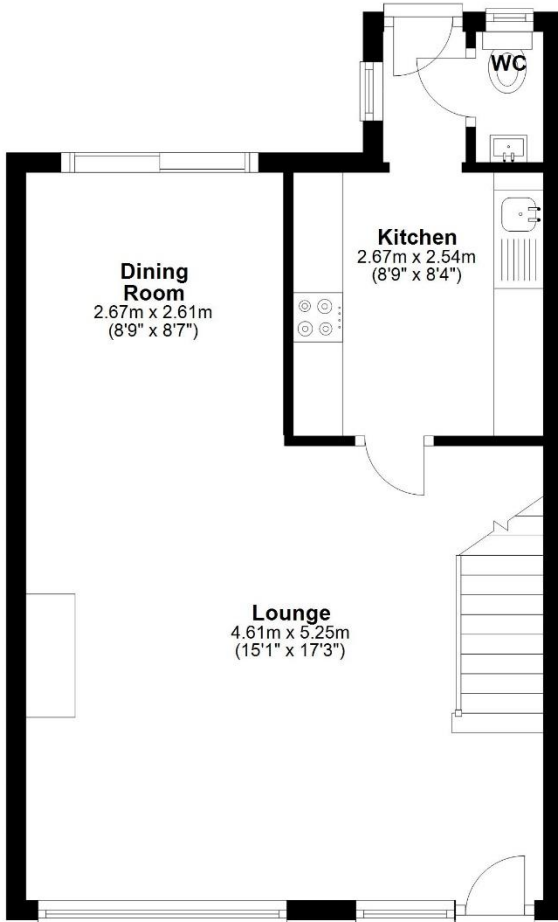
**A 3 bedroom terraced property in need of some modernisation
Single garage in a nearby block.
Quiet cul-de-sac location close to local shops.**

PRICE £300,000 FREEHOLD



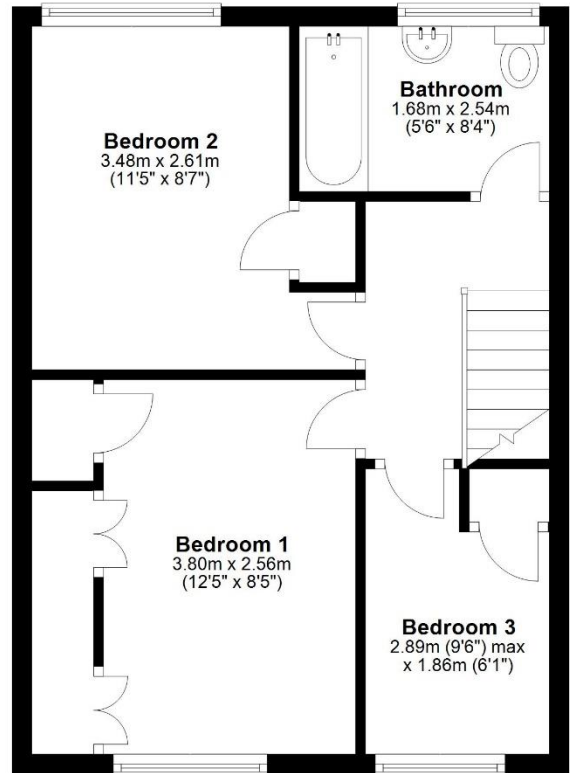
Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC
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EPC D. Council Tax: C



GENERAL

On the market for the first time since new. This 3 bedrooms terraced house enjoys a private rear garden with timber shed. There is an L shaped living/dining room and kitchen with cloakroom to a small rear extension. The main bedroom overlooks the front aspect and benefits fitted wardrobes and an airing cupboard. Bedroom 2 has a fitted wardrobe and rear aspect. The single bedroom also has a wardrobe and overlooks the front. The large family bathroom benefits a separate electric shower over the bath and rear aspect. The property is in need of some modernisation/re-decoration but enjoys a peaceful location with pretty communal green. The garage resides in a block a short walk away.

SITUATION

The property is conveniently positioned close to the village parade of shops only 6 miles from the Surrey border. Close by are the villages of Headley and Liphook the latter offering a railway station some 5 miles distant with a frequent train service to both London Waterloo and the South Coast at Portsmouth. Buses passing through the village serve Bordon, Liphook, Haslemere, Farnham and Aldershot. Local shopping facilities are catered for in the village centre with a Spar convenience store with sub post office. Adjacent the shops is the well regarded Public House. Bordon the adjacent town has seen much investment with new green open areas including the Hogmoor Inclosure with investment into road and community schemes and facilities to include the new leisure centre in Bordon, the opening of a well regarded modern secondary school, Oakmoor, and a new town centre with offices shops and restaurants planned for the future. Bordon also has major supermarkets such as Tesco's and Lidl. Larger villages such as Grayshott and Liphook also offer more comprehensive shopping with a "Sainsburys" super market at Liphook.

Adjacent the cricket ground and sports pavilion in Lindford is Broxhead Common affording access to acres of dry heathland and forming a local Nature Reserve ideal for dog walking. In fact the Common forms part of the Shipwrights Way a pathway for walking, cycling and horse riding which runs from Alice Holt Forest in the north all the way to Portsmouth Harbour in the south approximately 50 miles in distance. The A3 London to Portsmouth road is easily accessible from Liphook, with access through to the Hindhead Tunnel providing a dual carriageway through to the M25 at Junction 10. The main London airports of Gatwick and Heathrow are 51 miles and 42 miles respectively. Likewise the A3 provides access south to The South Downs National Park and Portsmouth on the south coast.

VIEWINGS: Strictly by appointment with the sole Agents: Peter Leete and Partners 01428 604480.

SPECIAL NOTES: The Gas Boiler has been disconnected and is not functional. The mains water has been drained down.

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