





## 2 Longmoor Road

A modern three bedroom house, with allocated parking, centrally positioned in the village of Liphook.



- ▶ **Modern Semi-Detached House**
- ▶ **Two Allocated Parking Spaces**
- ▶ **uPVC Double Glazing**
- ▶ **Downstairs Cloakroom**
- ▶ **Principal Bedroom with Ensuite Shower**
- ▶ **Kitchen / Dining Room**
- ▶ **Village Location**
- ▶ **Three Bedrooms**
- ▶ **Walking Distance To Train Station**
- ▶ **Secluded Courtyard Garden**

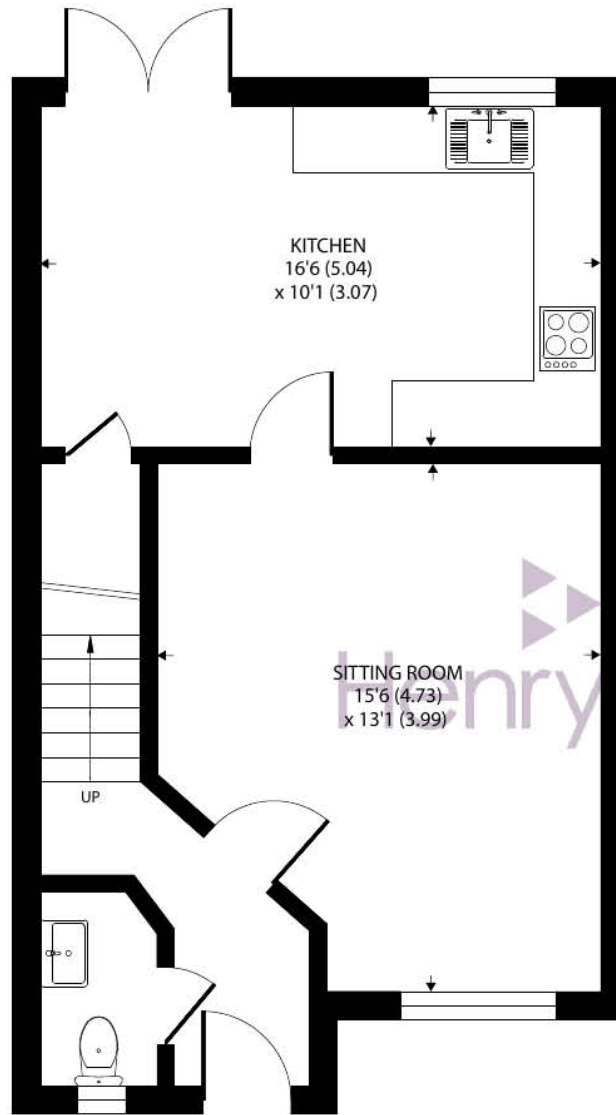
An exceptionally well proportioned, three bedroom semi-detached house, one of four built in 2007 and neutrally decorated throughout.

On entering the property a spacious hall leads through to the large, light-filled front aspect living room. Further on is the well appointed kitchen / dining room with new integrated larder style fridge freezer and stainless steel oven and gas hob. There is space for a washing machine and the 1.5 bowl stainless steel sink with window above looks out onto the private courtyard garden. The dining part of the kitchen is complemented by patio doors leading onto the patio. A very useful under-stair cupboard can be accessed from the kitchen. The kitchen also houses a new Glow-Worm boiler (installed December 2023).

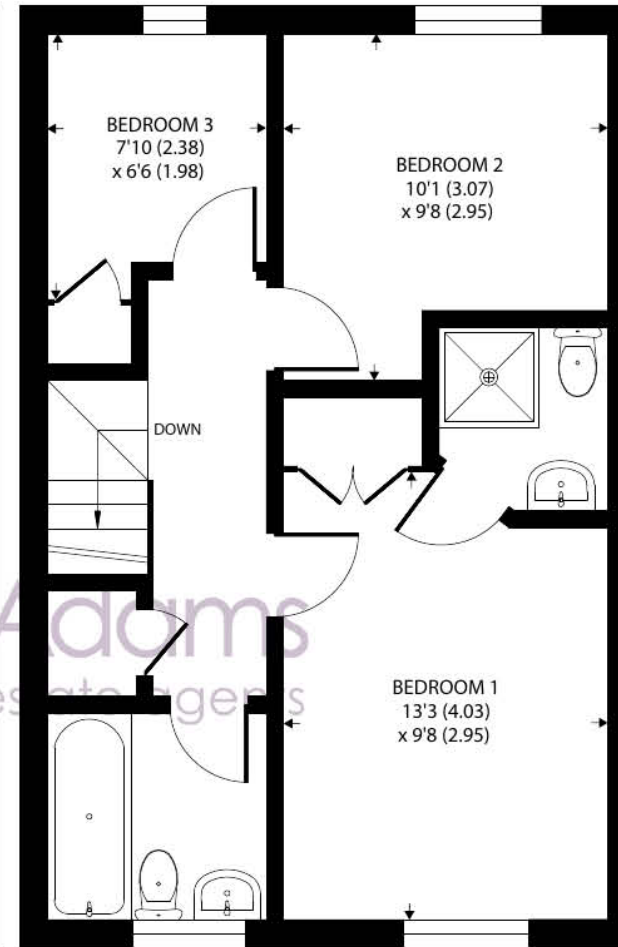
From the hall is a downstairs cloakroom with window. Upstairs there are three bedrooms, with bedroom one and three benefitting from fitted wardrobes. The principal bedroom has an ensuite shower room. On the landing is a large airing cupboard. A family bathroom completes the upstairs accommodation.

Outside a front wall and a path leads to the front door with space for planting. At the back the courtyard garden is currently paved with shingle with some areas of planting - a blank canvass providing the new owners with an exciting opportunity to create a secluded oasis. Two allocated tandem parking spaces run across the back of the courtyard with a gate providing easy access to the garden.





GROUND FLOOR



FIRST FLOOR

## 2 Longmoor Road, Liphook

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1184901

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Located in an extremely convenient position in the centre of Liphook and just 0.4 miles from Liphook station. Liphook offers a good selection of shops including a Sainsbury's Superstore, a doctors surgery and popular, well regarded local schools including Bohunt. The main line station with trains to London and Portsmouth is close by, as is access to the A3. There are a number of excellent golf courses nearby including Old Thorns and Liphook.

Mains: Gas, electric, water and drainage.

Council Tax Band: D East Hampshire (£2122.92)

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## Directions

SATNAV: GU30 7NY what3words: curly.breezy.elsewhere

