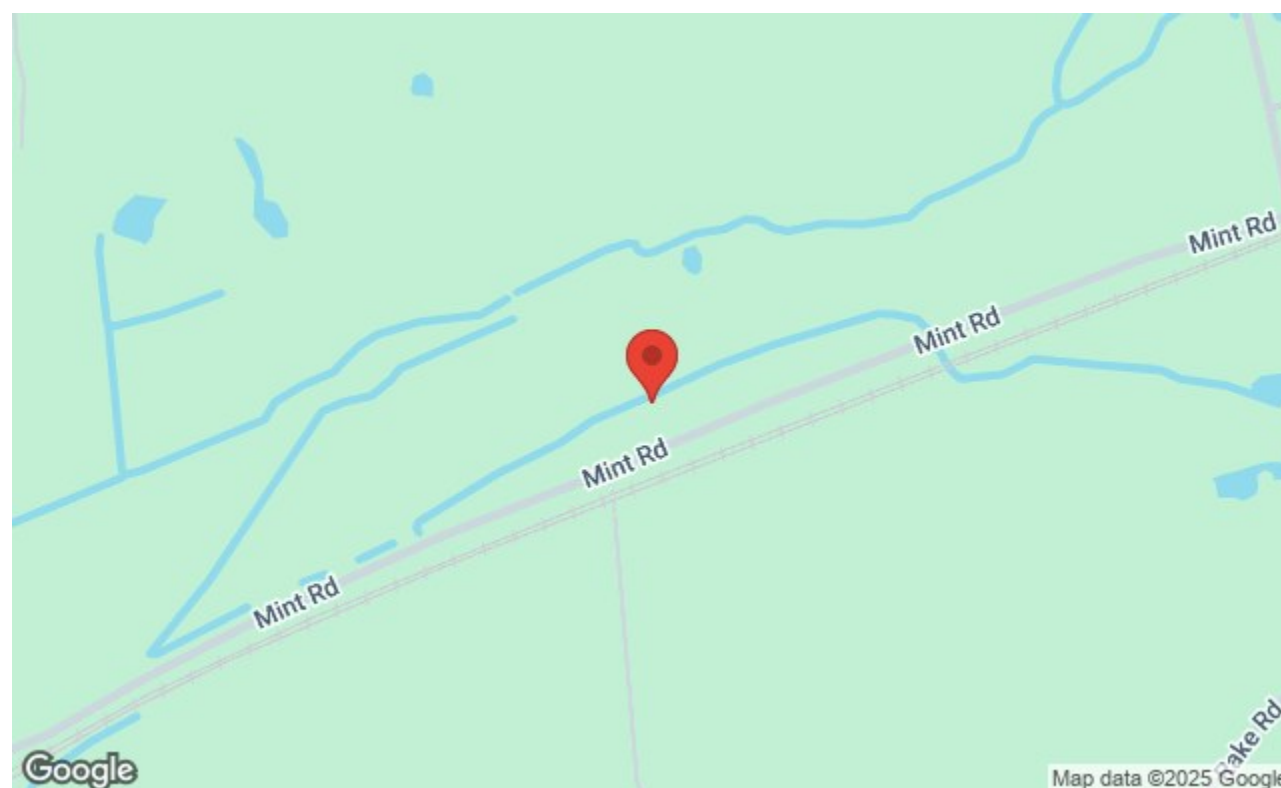




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1263979



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £525,000

Mint Road, Liss GU33 7DQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETCHAED
- ❖ PARKING FOR MULTIPLE VEHICLES
- ❖ TWO RECEPTION ROOMS
- ❖ FITTED KITCHEN
- ❖ FITTED BATHROOM
- ❖ CLOSE TO TRAIN STATION
- ❖ VILLAGE LOCATION
- ❖ VIEWING ADVISED

Nestled on the charming Mint Road in Liss, this delightful semi-detached bungalow offers a wonderful opportunity for comfortable living. With three bedrooms, this property is perfect for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this bungalow is the generous parking space available for multiple vehicles, ensuring convenience for residents and visitors alike. The property boasts great potential for further development, with the possibility to

extend into the loft, subject to the necessary planning permissions. This flexibility allows you to tailor the home to your specific needs and preferences.

The location in Liss is particularly appealing, offering a blend of tranquillity and accessibility. Residents can enjoy the picturesque surroundings while being within easy reach of local amenities, schools, and transport links. This property presents a fantastic opportunity for those looking to invest in a home that combines comfort, space, and potential for future enhancement. Don't miss the chance to make this lovely bungalow your own.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN
11'10" x 9'3" (3.63 x 2.84)

LIVINGROOM
17'1" x 12'11" (5.21 x 3.96)

DININGROOM
16'5" x 7'5" (5.02 x 2.27)

BATHROOM
9'1" x 6'5" (2.78 x 1.96)

BEDROOM 1
10'0" x 10'0" (3.06 x 3.06)

BEDROOM 2
14'6" x 7'5" (4.42 x 2.27)

BEDROOM 3
10'1" x 8'3" (3.08 x 2.53)

MEZZANINE LEVEL
7'6" x 4'10" (2.31 x 1.48)

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : YEARLY £:
MONTHLY £:

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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