



3 Upper Mount, Liss
Guide Price: £425,000

Chapplins of Liss
Independent Estate Agents

3 Upper Mount
Liss
Hampshire
GU33 7RE

A smart three-bedroom semi-detached house situated half a mile from the village centre and offered to the market with no onward chain.

DESCRIPTION: This lovely three bedroom semi-detached home is offered to the market with no onward chain. Situated just half a mile from the village centre, the property has a wide appeal with the accommodation offering the following:

The front door opens into a hallway with stairs to the first floor and doors to both the downstairs WC and the sitting room. The front aspect sitting room has a feature fire surround and door through to the kitchen/breakfast room. The kitchen/breakfast room is well-equipped and is fitted with a comprehensive range of



floor and wall mounted cupboards and drawers. There is a gas hob and electric oven, as well as space and plumbing for a washing machine, dishwasher and fridge/freezer. Patio doors open out into a superb conservatory that overlooks the rear garden.

Upstairs, there are three bedrooms (bedrooms one and two having built-in wardrobes) and a bathroom, which is smartly fitted with a P-shaped bath with shower over, WC and wash basin.

Outside, the rear garden is perfect for those looking for a private sanctuary. A perfect mix of established shrubs and trees are blended with easy to maintain paved areas, whilst to one corner there is a greenhouse. Pedestrian access to the garage is also to be found with an up and over door that opens out to the driveway at the front of the property. This charming three bedroom home really does need to be viewed to fully appreciate what it has to offer both inside and outside alike.

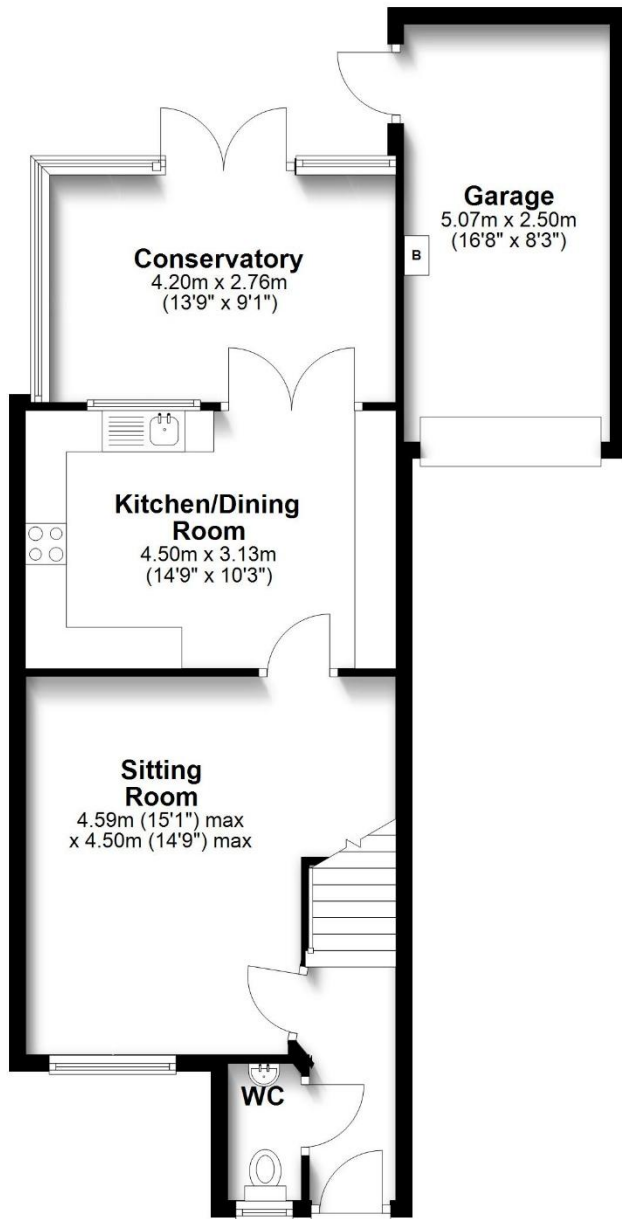
LOCATION: Liss village is situated in the South Downs National Park, and is in the catchment area for the highly regarded secondary schools of Bohunt in Liphook and TPS in Petersfield. In the heart of the village is Liss Triangle, the local community centre. This wonderful former village school offers a number of facilities and provides the location for numerous clubs and societies, First Steps pre-school. There are also fitness classes, a coffee shop and cinema events. The village also has a modern sports pavilion which serves as the home to 1st Liss Scouts as well as additional clubs and societies. Surrounding the village are acres of national trust woodland, heath and common land making it ideal for those seeking an active outdoors lifestyle. The other nearby towns of Petersfield, Alton and Haslemere are all easily accessible, as are the cities of Chichester and Portsmouth.

ADDITIONAL INFORMATION: The property is a three bedroom semi-detached house built of traditional brick construction. It is connected to all mains services, has gas central heating and double glazing. The local authority is East Hampshire District Council and the tax band is D. The EPC rating is Band D. For further information regarding the property, such as estimated broadband speeds and mobile phone coverage, please see the property information link within the online listing.



Ground Floor

Approx. 63.8 sq. metres (687.0 sq. feet)

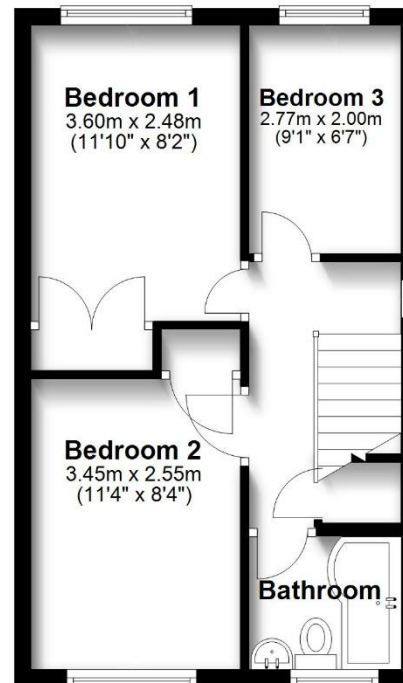


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 99.3 sq. metres (1069.0 sq. feet)

This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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