

Jacobs & Hunt

3 PATRICKS COPSE ROAD, LISS, HAMPSHIRE, GU33 7EN
GUIDE PRICE £475,000





Further photographs, EPC & Floorplan to follow. Early viewing encouraged.

Situated on the sought-after Patricks Copse Road in Liss, this four-bedroom detached family home offers generous accommodation and excellent potential for improvement.

On approach, the property enjoys an established front garden, predominantly laid to lawn with mature shrubbery, providing an attractive and private setting. A driveway offers off-road parking and leads to the integral garage.

The accommodation is entered via a porch which opens into a welcoming entrance hallway with stairs rising to the first floor. To the right, there is a spacious reception room featuring a fireplace, which in turn flows through to a large conservatory. The conservatory benefits from sliding doors opening directly onto the rear garden, creating an excellent space for entertaining and enjoying views of the garden.

The kitchen/breakfast room offers a practical layout and provides access to both the integral garage and the rear garden, making it ideal for everyday family living.



To the first floor, the property offers four well-proportioned bedrooms, served by a family bathroom.

Externally, the enclosed rear garden is a particular feature of the property. It includes a patio seating area, pond, greenhouse and mature planted borders, offering a peaceful and private outdoor space with further scope for landscaping or enhancement.

The property is offered with vacant possession and no

forward chain. While in need of renovation, it presents an exciting opportunity for purchasers to modernise and create a home tailored to their own requirements, in a desirable residential location.

Double glazed throughout

Gas central heating

All mains services

Council tax band E - £2728 per year

Viewing through the vendors sole agents, Jacobs & Hunt



Patrick Copse Road, Petersfield

Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft

Garage = 19.0 sq m / 204 sq ft

Total = 155.1 sq m / 1669 sq ft

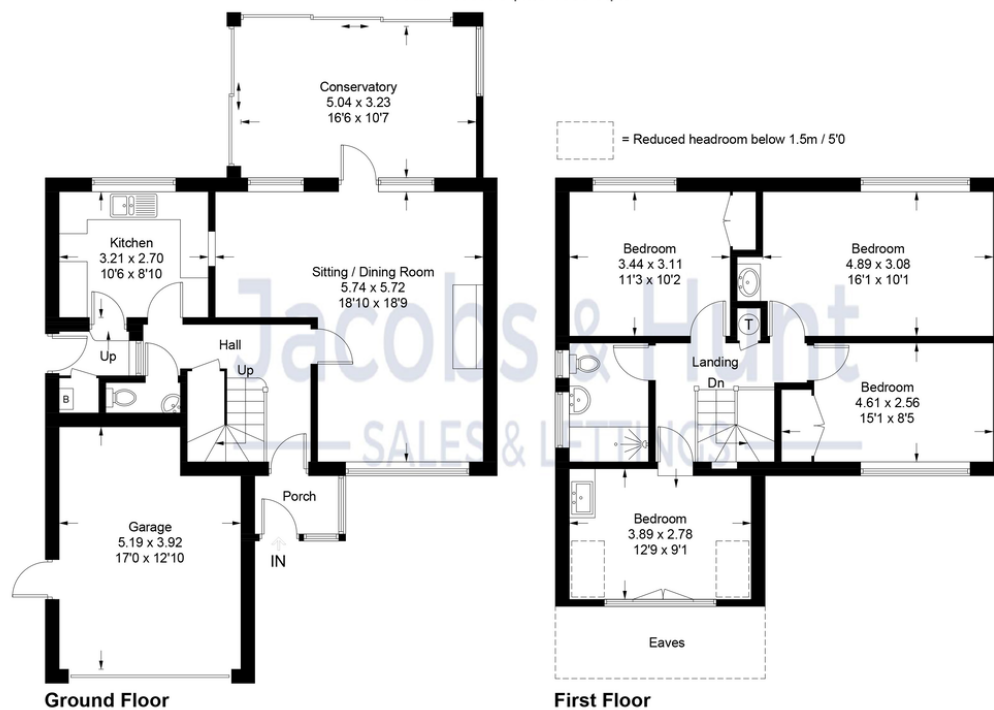


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1269994)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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