



**14 Field Place, Liphook,
Asking Price £350,000 Freehold**

CLARKE  GAMMON
1919

14 FIELD PLACE
LIPHOOK GU30 7DZ

Asking Price £350,000

Chain free	Centre of the Village
Updating required	Pretty walled garden
Three good sized bedrooms	Garage & Store



**In central Liphook, a three
bedroom terrace 1960's house
which is now in need of
modernisation.**

THE PROPERTY

Offering no onward chain is an opportunity to own this well positioned and proportioned home in a cul-de-sac location in a pleasant, central part of Liphook. The house is a good size, with the overall size measuring 1016 sq. ft. All of the rooms now require re-decorating and the kitchen and bathroom need replacing, but the house offers a fantastic opportunity to secure a solid property in a great location which can be updated to one's individual choosing. The accommodation comprises a living/dining room with direct garden access. A kitchen. A large integral garage and store. a ground floor cloakroom. There are three good sized bedrooms and a bathroom and separate w/c on the first floor.



THE GROUNDS

The front garden has now been transformed into an area for driveway parking. Attractively block paved, the drive also offers access to the front porch area. The pretty walled rear garden has an area of lawn and plantation borders to each side of a pathway. There is a garden shed in one corner, and a very useful gate which leads to a public side of a pathway and the Midhurst Road.

SITUATION

The property is superbly positioned for village amenities, Sainsbury's and the wealth of independent shops and eateries along Station road and around the centre of the village. Further adding to Liphook's appeal are a range of transport links including a mainline train station which runs between Portsmouth and London Waterloo and has easy access to the A3.

Liphook Station - 0.2 miles

Petersfield - 10.1 miles

Haslemere - 4.7 miles

M25 Junction at Wisley - 26.1 miles London - 48.3 miles

Gatwick - 52.1 miles

London Heathrow Airport - 43.2 miles



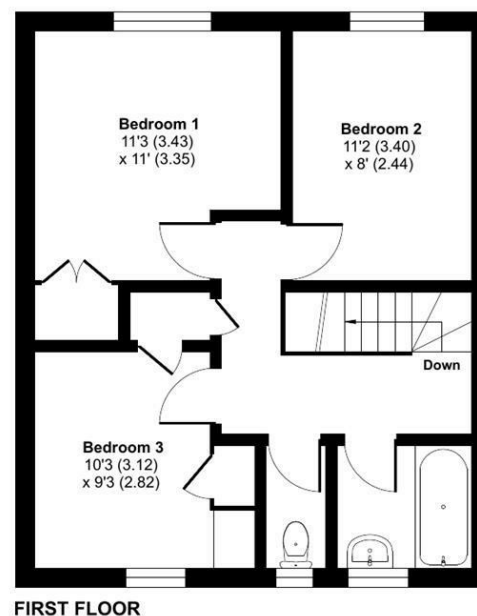
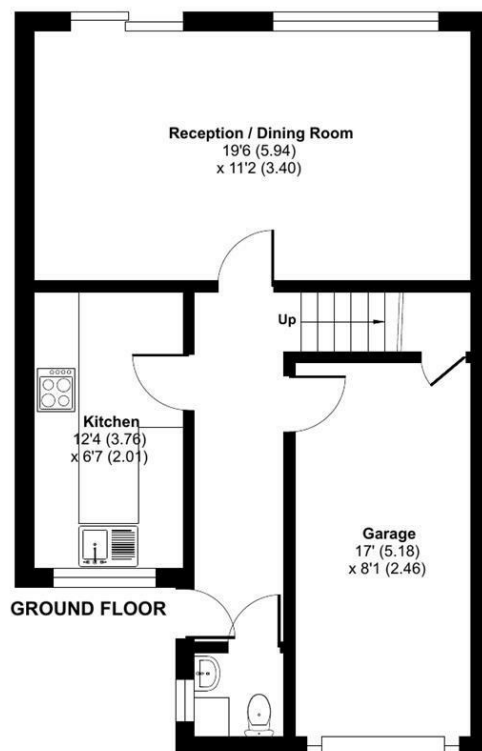
Field Place, Liphook, GU30

Approximate Area = 885 sq ft / 82.2 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1016 sq ft / 94.3 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 Clarke Gammon. REF: 1148145

LOCAL AUTHORITY

EHDC

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
gas central heating

10th December 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

CG LIPHOOK OFFICE

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DIRECTIONS

From our office on Midhurst Road continue along towards Sainsbury's. Take the right hand turn (before reaching the roundabout). Field Place is the second turning on the right.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

