INTRODUCING

50 VICTORIA WAY

LIPHOOK, HAMPSHIRE, GU30 7NJ

BEDROOM
2 BEDS

AREA
723 SQFT

BATHROOM
1 BATHS

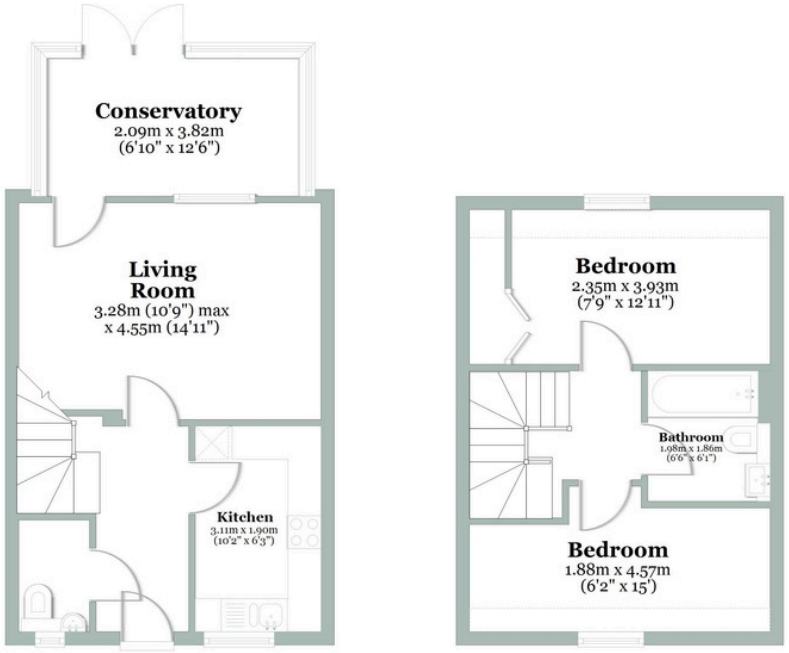
KEY FEATURES

End of terrace, two-bedroom home
Bright and spacious living room, with conservatory
Modern kitchen with shaker style cabinetry
Family bathroom & downstairs WC
Well maintained front & rear gardens
Private carport and allocated parking for two cars
No onward chain

WELCOME HOME

Tucked away in a sought-after location within Liphook, this well-presented two-bedroom end-of-terrace home offers a practical and well-balanced layout. The ground floor is accessed via an entrance hall with a convenient cloakroom, leading through to a bright and spacious living room. To the rear, a conservatory creates an additional reception area and enjoys direct access to the garden, making it an ideal space for relaxing or entertaining throughout the year. The modern kitchen offers excellent storage and preparation space, with an integrated oven, hob and dishwasher.

On the first floor, there are two bedrooms, including a generous principal bedroom with built-in wardrobe storage, and a well-proportioned second bedroom. A family bathroom serves both rooms and completes the accommodation.



OUTSIDE

The property enjoys an attractive and private rear garden, predominantly laid to level lawn with a patio area providing the perfect setting for outdoor dining and entertaining. A garden shed is discreetly positioned away from the main garden area, offering useful storage while maintaining the open feel of the outdoor space.

To the side of the property there is gated access leading to the rear garden, while the front garden provides additional outdoor space and enhances the property's kerb appeal. A nearby car port provides covered parking, together with an allocated parking space in front, ensuring convenient off-road parking for residents and visitors alike.

NEED TO KNOW

Freehold

EPC Rating C 74

Estate charge approx £300 per annum

Mains Gas, Electricity & Water

Council Tax Band C

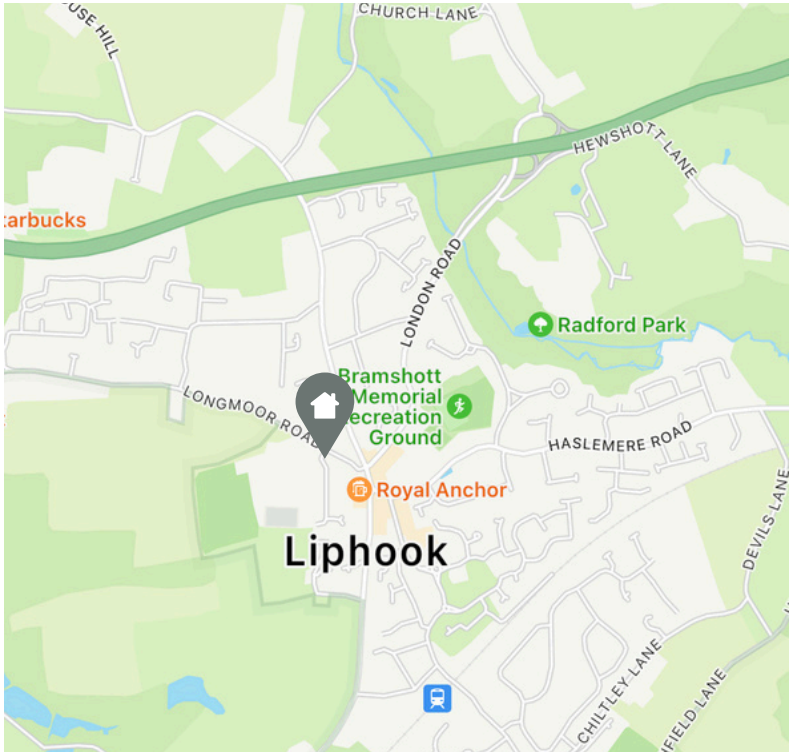
East Hampshire District Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

NEAR ME

Originally a coaching stop between London and Portsmouth and enjoying a number of quality independent and franchised shops, it's easy to see how Liphook has continued to serve as a wonderful place to call home with the ability to reach larger towns and cities within the hour.

Situated on the fringe of the Southdowns National Park with rolling hills and beautiful heathland, fantastic for walking and cycling, there is something do to for everyone!



PUBS

THE LINKS
PORTSMOUTH RD
LIPHOOK

THE DEERS HUT
LONGMOOR ROAD
LIPHOOK

SHOPS

SAINSBURYS
MIDHURST ROAD
LIPHOOK

TESCO
WEY HILL
HASLEMERE

SHOPS

PREMIER
HEADLEY ROAD
LIPHOOK

CO OP
HEADLEY ROAD
LIPHOOK

RESTAURANTS

GUIDO'S CRAFT PIZZA
STATION ROAD
LIPHOOK

THE GREEN DRAGON
LONDON ROAD
LIPHOOK

LOCAL

NUMBER ONE
THE SQUARE
LIPHOOK

LIVING ROOM CINEMA
THE SQUARE
LIPHOOK

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