



## Liverpool House, Herbrandston

£210,000 Freehold

Two-bedroom detached home in Herbrandston, Milford. Generous plot, off-road parking, needs modernisation. Great potential, no onward chain. Ideal for buyers seeking a project.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- No onward chain
- Generous plot
- Detached
- Desirable location
- Off-road parking

**Porch**

Double glazed uPVC units throughout, uPVC door with glass panel insert, tile flooring

**Living room / dining room**

Timber door with glass panel insert, timber flooring 2 x double glazed uPVC window to the front, under stair storage, fireplace with decorative brick surround

**Inner hall**

Timber flooring, double glazed uPVC window to the rear

**Kitchen**

Matching base and wall units, double glazed uPVC window to the front, tiled flooring, tiled splash back, uPVC door with glass panel insert to the front

**Bathroom**

Timber flooring, double glazed uPVC window to the rear, skylight, bath, low flush toilet, hand basin with vanity unit

**Landing**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the front

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the front

**Shower room**

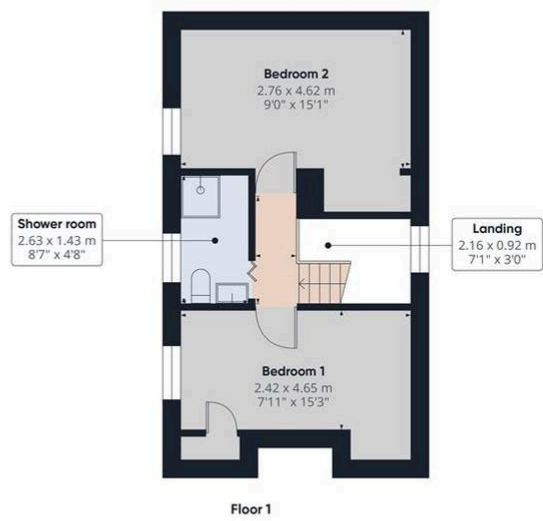
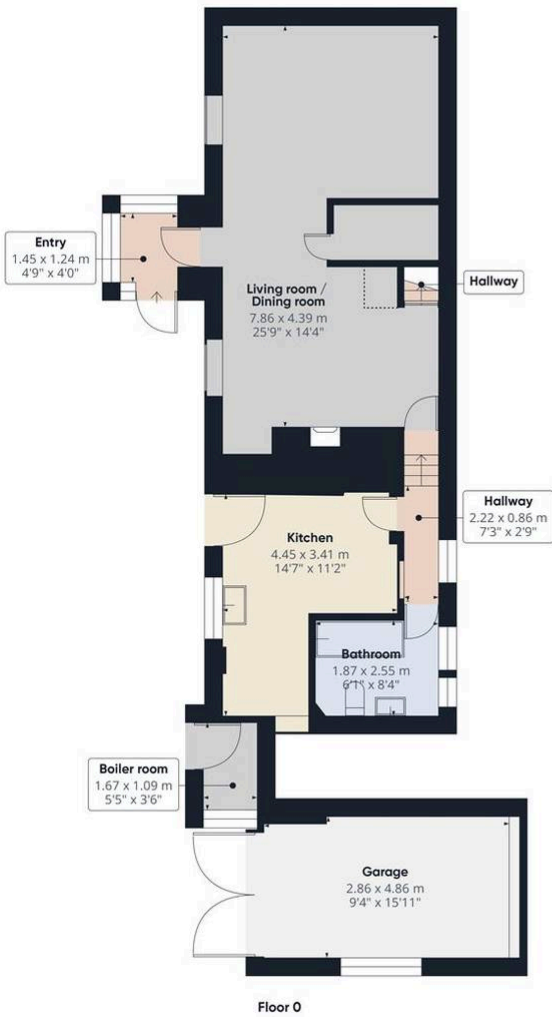
Double glazed uPVC window to the front, timber flooring, shower in cubicle, hand basin, low flush toilet

**Boiler room**

uPVC door with glass panel insert

**Garage**

Wooden doors, window to the side, window to the rear, electric



**Approximate total area<sup>(1)</sup>**

107.2 m<sup>2</sup>  
1153 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		55
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	22	
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	