



Leopold Road, Liverpool, L7

£325,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

This property is currently being rented out for 76.00 per room currently occupying four tennants giving a weekly income of 304.00 the vendor has decided to put the property to the market at this price in respect if this. This area of Liverpool is renowned for brilliant property investment

Key features:

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room
- Cellar
- Gas Central Heating
- Free residential street parking permit

Extra info:

- **Council Tax:** Band A (£1237.79 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking

This property is currently being rented out for 76.00 per room currently occupying four tenants giving a weekly income of 304.00, Located in the sought after Kensington Fields area. The vendor has decided to put the property to the market at this price in respect. This area of Liverpool is renowned for brilliant property investments and the opportunity to let out multiple rooms or as a family for use as a home. In brief, the accommodation comprises of, a vestibule, entrance hall, lounge, dining room, storage cupboard, kitchen, three bedrooms, a bathroom, central heating, double glazing and a yard to the rear. The opportunity is there to expand and create more bedrooms. Second reception room being rented as a fourth bedroom. Waste collected from secured alleyway at rear. This is a brilliant opportunity and one you must act quickly upon.

Entrance hall 4.25 x 0.95

Dining room 3.67 x 3.36

Lounge 4.07 x 3.23

Kitchen 2.87 x 2.92

Basement 4.30 x 4.05

Bedroom 1 4.28 x 2.92

Bedroom 2 3.70 x 2.76

Bedroom 3 2.92 x 1.97

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

131, Leopold Road, Kensington, LIVERPOOL, L7 8SS

Dwelling type: Mid-terrace house	Reference number: 0854-2803-6265-9095-3435
Date of assessment: 17 June 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 June 2015	Total floor area: 86 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,635
Over 3 years you could save	£ 2,847

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; display: inline-block;"> You could save £ 2,847 over 3 years </div>
Heating	£ 3,381 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 930 over 3 years	£ 222 over 3 years	
Totals	£ 4,635	£ 1,788	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="background-color: #0070c0; color: white;">(92 plus) A</th> <th style="background-color: #0070c0; color: white;">(81-91) B</th> <th style="background-color: #0070c0; color: white;">(69-80) C</th> <th style="background-color: #0070c0; color: white;">(55-68) D</th> <th style="background-color: #0070c0; color: white;">(39-54) E</th> <th style="background-color: #0070c0; color: white;">(21-38) F</th> <th style="background-color: #0070c0; color: white;">(1-20) G</th> </tr> <tr> <td colspan="6" style="border: none;"></td> <td style="border: none; text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">38</td> <td style="font-size: 2em;">85</td> </tr> </table> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">38</td> <td style="font-size: 2em;">85</td> </tr> </table>	Current	Potential	38	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 558
2 Internal or external wall insulation	£4,000 - £14,000	£ 909
3 Floor insulation (suspended floor)	£800 - £1,200	£ 78

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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