



Travanson Close, Liverpool, L10

£90,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

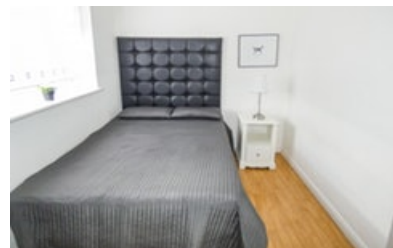
Housesimple are pleased to offer for sale this well presented two bedroom mid town house in the popular residential location of L10 in a quiet Cul De Sac offering parking for multiple vehicles. The property briefly comprises, entrance, Lounge, Dining Kitchen, Conservatory, Family Bathroom a

Key features:

- Town House
- Two Bedrooms
- Lounge
- Kitchen/Diner
- Conservatory
- Family Bathroom
- Rear Garden
- Off Road Parking

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band Band A (£1167.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Entrance Vestibule Door with frosted panel, tiled floor and door to;

Front Facing Lounge 13'3" x 12'6" (4.04m x 3.8m). Double glazed window to front aspect, living flame gas fire with feature surround, laminate floor, stairs leading to first floor, television point and door to;

Kitchen/Diner 12'4" x 9'3" (3.76m x 2.82m). Double glazed window to rear aspect, double glazed patio doors to conservatory, tiled floor, high and low level units with complementary worktop, one and a half sink with mixer tap, electric oven, gas hob with extractor above, washing machine point, fridge/freezer space, PVC ceiling with spots and tiled splashbacks.

Conservatory Double glazed windows, double glazed French doors leading to rear and tiled floor.

FIRST FLOOR

Landing Stairs leading from ground floor and oft access.

Rear Facing Bedroom One 11'2" x 8'1" (3.4m x 2.46m). Double glazed window to rear aspect, laminate floor and storage cupboard.

Front Facing Bedroom Two 11'5" x 7'7" (3.48m x 2.31m). Double glazed window to front aspect and nursery cupboard.

Family Bathroom White suite comprising; WC, hand basin, panelled bath with shower over, tiled walls, PVC ceiling with spots and extractor fan.

OUTSIDE

Rear Gravelled and paved area with perimeter fence.

Front Driveway for multi-vehicle marking.

Floor plan:



Ground Floor



First Floor

Energy Performance Certificate:

Energy Performance Certificate

7, Travanson Close, LIVERPOOL, L10 4UY

Dwelling type: Mid-terrace house	Reference number: 9608-6087-7262-1394-1930
Date of assessment: 10 February 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 February 2014	Total floor area: 57 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:	£ 3,093
Over 3 years you could save	£ 1,785

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 111 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 1,785 over 3 years </div>
Heating	£ 2,199 over 3 years	£ 990 over 3 years	
Hot Water	£ 675 over 3 years	£ 207 over 3 years	
Totals	£ 3,093	£ 1,308	

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

	Current	Potential
	44	90

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 177
2 Low energy lighting for all fixed outlets	£45	£ 63
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,443

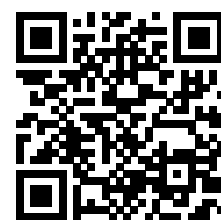
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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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