



## Gladica Close, Liverpool, L36

**£105,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 2

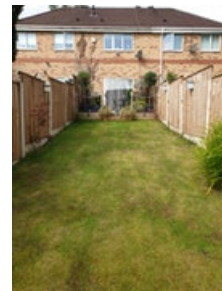
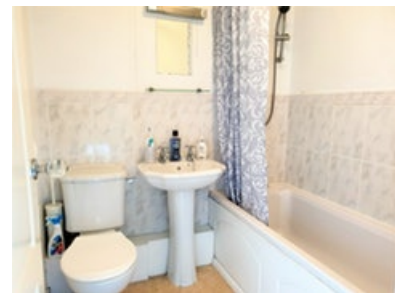
Guide Price £105,000 - £110,000. ATTENTION FIRST-TIME BUYERS! - Located on a quiet residential cul-de-sac, close to a range of local amenities, you can find this well-presented two-bedroom terraced home. Enter the property into the hallway, with a kitchen to the front comprising a range

## Key features:

- Double Driveway!
- Two Double Bedrooms!
- Landscaped Rear Garden!
- Modern Decor!
- New Boiler!
- Cul-De-Sac Location!

## Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band B (£1444.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

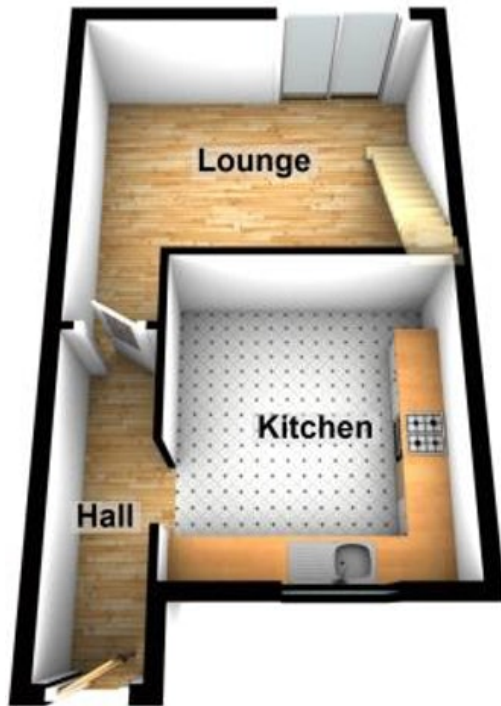


## Guide Price £105,000 - £110,000.

ATTENTION FIRST-TIME BUYERS! - Located on a quiet residential cul-de-sac, close to a range of local amenities, you can find this well-presented two-bedroom terraced home. Enter the property into the hallway, with a kitchen to the front comprising a range of kitchen units. To the rear of the ground floor is the lounge, with laminate flooring, fireplace with a wall surround mantelpiece and half, and double-opening French doors to the rear, leading out to the rear decking. Stairs then rise to the first floor Where you can find two double bedrooms, both with laminate flooring, and a modern three-piece family bathroom suite. To the front of the property there is lawn area, split by a paved footpath towards the front door, there is also a driveway to the side providing off-road parking! To the rear of the property the garden is mainly laid to lawn, with a range of mature shrubs and staves rising to a raised decked area, ideal for outdoor furniture and entertaining, accessible from the lounge via double doors. This property comes complete with a new boiler, is ready to move into, and available to view now! Book your viewing online today.

**Floor plan:**

**Ground Floor**



**First Floor**



## Energy Performance Certificate:

Energy Performance Certificate

**2, Gladica Close, LIVERPOOL, L36 6LT**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 2458-8010-6265-4791-6980
<b>Date of assessment:</b> 25 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 29 May 2019	<b>Total floor area:</b> 54 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,491</b>
<b>Over 3 years you could save</b>	<b>£ 216</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 216 over 3 years                 </div>
Heating	£ 1,137 over 3 years	£ 996 over 3 years	
Hot Water	£ 219 over 3 years	£ 144 over 3 years	
<b>Totals</b>	<b>£ 1,491</b>	<b>£ 1,275</b>	

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

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
71	88

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 Party wall insulation	£300 - £600	£ 141
2 Solar water heating	£4,000 - £6,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 903

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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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