



Braydon Close, Liverpool, L25

£295,000

None

Tenure: Leasehold, **Bedrooms:** 4

Housesimple is pleased to present this property in Liverpool. Enter into the hallway with laminate flooring throughout and stairs rising to the first floor. The hallway leads through to the modern and stylish downstairs bathroom, fully-tiled, with a vanity unit, kickboard LED lighting, and fitted st

Key features:

- Large Wraparound Garden
- Large Double Storey Extension
- Two bathrooms
- Front Driveway Parking
- VIEWING RECOMMENDED!
- Beautifully Presented

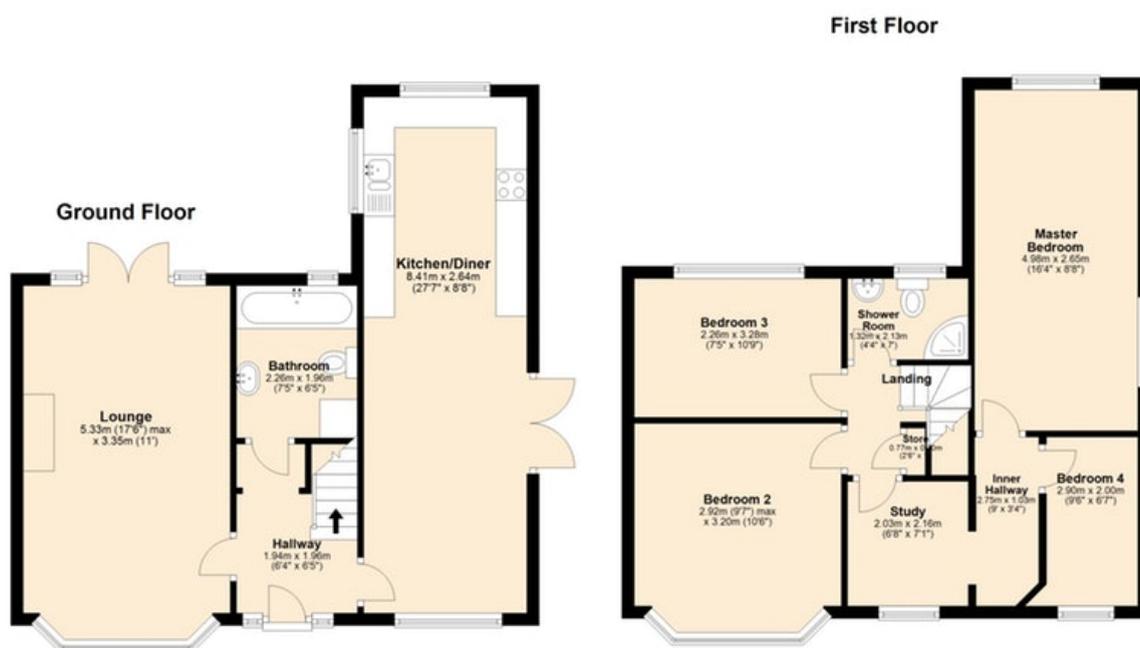
Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band C (£1650.40 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** 919 years remaining
Ground Rent: £2.80 per-annum
Maintenance Company: Estates and Management



Housesimple is pleased to present this property in South Liverpool. Enter into the hallway with laminate flooring throughout and stairs rising to the first floor. The hallway leads through to the modern and stylish downstairs bathroom, fully-tiled, with a vanity unit, large bath, shower, WC, kickboard LED lighting, and fitted utility space with plumbing for washing machine and dryer. To the left of the property there is a full-length lounge, boasting a bay window to the front, and double-opening French doors to the rear, there is an electric fireplace with wall-surround, mantelpiece and hearth. The other side of the hall presents the full-length kitchen/diner, with fully-tiled flooring. Double opening French doors to the side elevation lead out to the side patio. The kitchen comprises of a modern, high gloss range of fitted kitchen units with various integrated appliances, to include; microwave, fridge/freezer, dishwasher, oven, four-ring induction hob, extractor, built-in filter tap as well as recessed spotlighting, LED strips and kickboard lighting. To the first floor there are two double bedrooms, one of which has fitted wardrobes, as well as a study leading to the extended inner hallway which leads to the large master bedroom with fitted mirrored wardrobes and a further single bedroom. There is a fully-tiled shower room with curved corner shower cubicle, WC and sink. There are two loft spaces, one of which is fully boarded with electric lighting. To the front of the property there is a block-paved driveway providing ample off-road parking for multiple vehicles, as well as gated access to the rear. To the rear there is a large wraparound garden taking full advantage of the corner plot. Mainly laid to lawn with a range of mature shrubs and trees, as well as a paved patio area ideal for outdoor furniture and entertaining. Around to the side there is an insulated summer house/outdoor office with desk area, storage, French doors, wall-lighting and double glazed windows. The front and rear gardens benefit from electric points, security lighting and there is a water tap to the rear. This property is beautifully presented, ready to live in and available to view! Book your viewing online today.

Floor plan:



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

15, Braydon Close, LIVERPOOL, L25 0PU

Dwelling type: Semi-detached house	Reference number: 8597-2670-6229-9927-2023
Date of assessment: 23 October 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 October 2012	Total floor area: 107 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:	£ 3,705
Over 3 years you could save	£ 1,692

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 1,692 over 3 years </div>
Heating	£ 3,111 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 345 over 3 years	£ 189 over 3 years	
Totals	£ 3,705	£ 2,013	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</td> <td style="background-color: #8bc34a; padding: 2px;">(81-91) B</td> <td style="background-color: #ffc107; padding: 2px;">(69-80) C</td> <td style="background-color: #ffc107; padding: 2px;">(55-68) D</td> <td style="background-color: #ffc107; padding: 2px;">(39-54) E</td> <td style="background-color: #ffc107; padding: 2px;">(21-38) F</td> <td style="background-color: #e91e63; padding: 2px;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 5px;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: #0070c0;">53</td> <td style="font-size: 2em; color: #0070c0;">83</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	53	83	<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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
Not energy efficient - higher running costs																		
Current	Potential																	
53	83																	

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	£ 468
2 Cavity wall insulation	£500 - £1,500	£ 342
3 Low energy lighting for all fixed outlets	£60	£ 66

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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