

Liverpool House, Herbrandston



Offers In The Region Of £210,000



Set within the popular area of Herbrandston, Milford, this two-bedroom detached home offers an exciting opportunity for buyers seeking a property with scope to add value. Occupying a generous plot with off-road parking, the home requires modernisation throughout, presenting the perfect blank canvas to create a stylish residence tailored to personal taste.

With its desirable location, spacious plot, and outstanding potential, this property represents a rare chance to transform a well-positioned home into something truly special.

No onward chain.

RK & son
Lucas
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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

Outside

To the front, a gate provides access to the front of the property and opens onto a sizeable garden area with mature shrubbery.

To the rear of the property there is off-road parking for multiple vehicles, which leads to the garage and a section of lawned garden.

Additional information

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

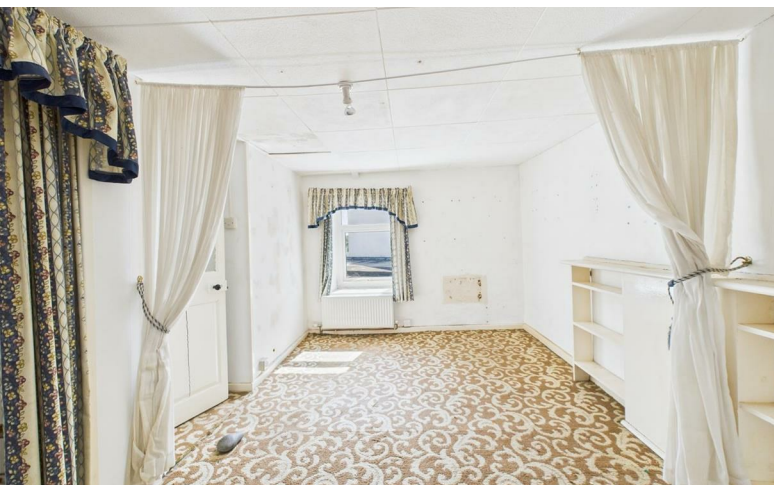
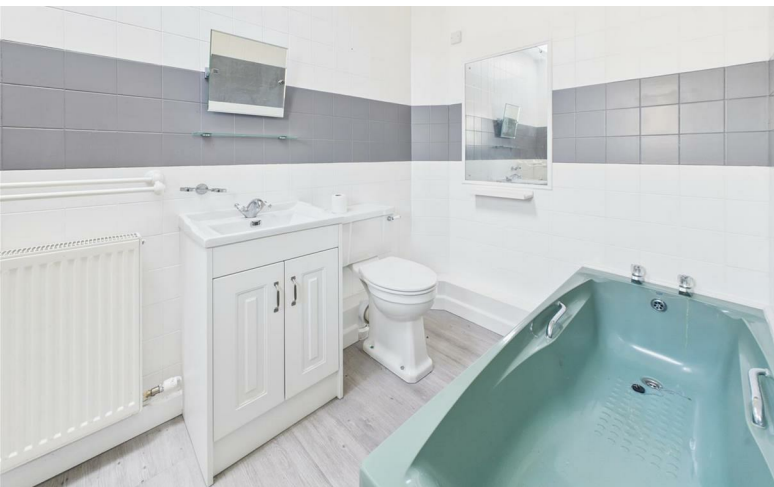
Local Authority Council Tax: Band D

Mobile Coverage: Likely/Limited depending on provider
Broadband: Ultrafast available

INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES

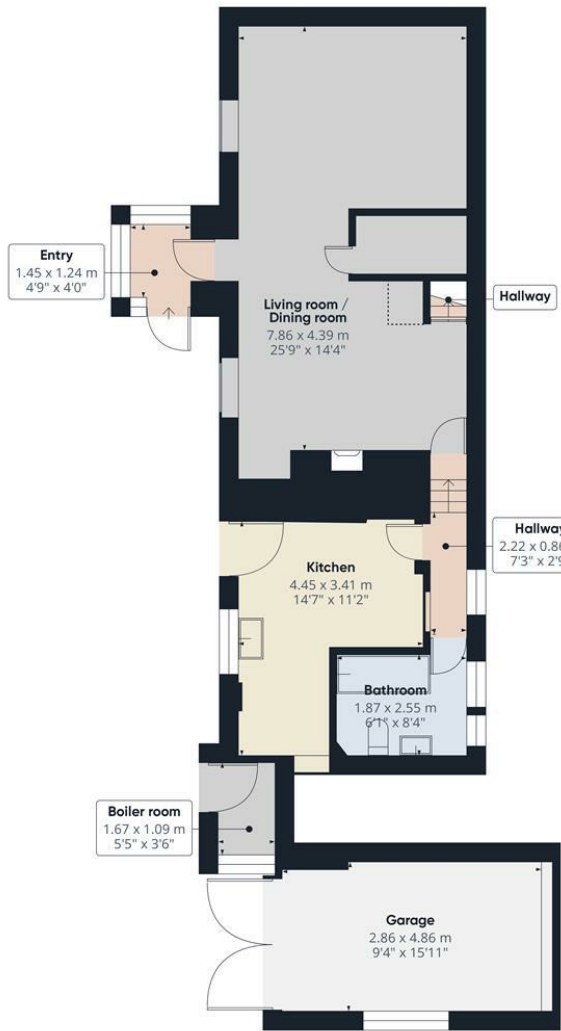
Viewing: Strictly by appointment with R K Lucas & Son



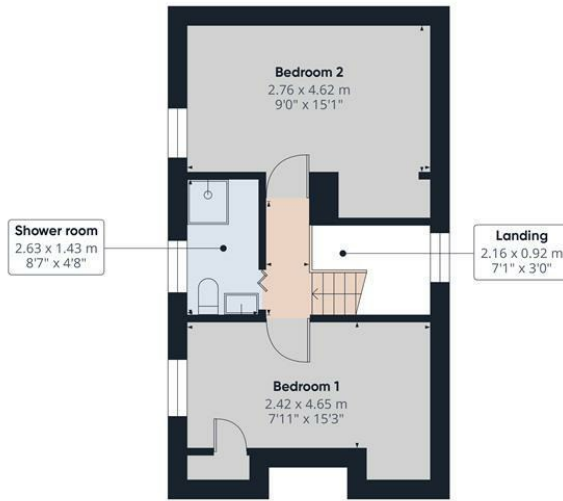


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Floor 0



Floor 1

Approximate total area⁽¹⁾
107.2 m²
1153 ft²
Reduced headroom
0.5 m²
5 ft²


(1) Excluding balconies and terraces

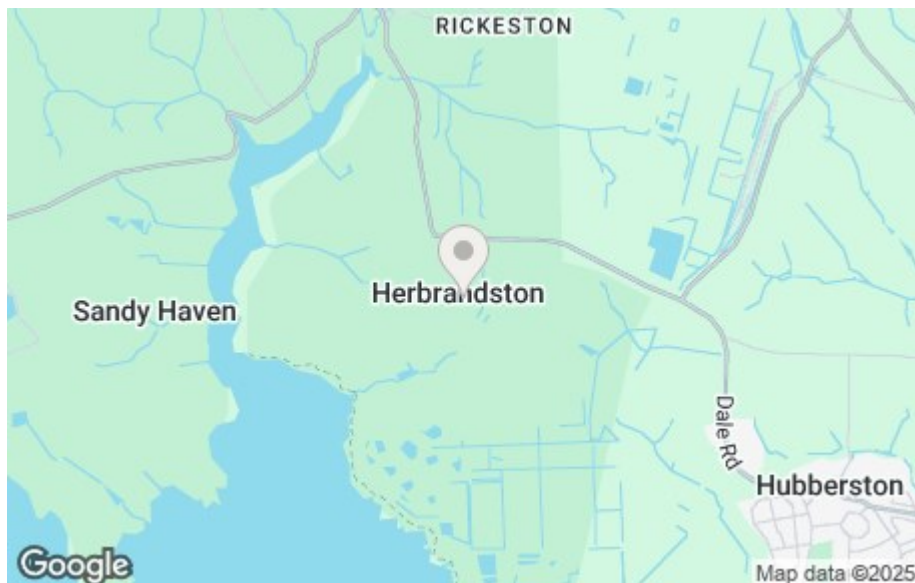
Reduced headroom
..... Below 1.5 m/5 ft

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 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		
	22	55
England & Wales	EU Directive 2002/91/EC 	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.