

Carisbrooke Road, Walton  
Liverpool, L4

Leasehold  
£75,000



- \* Three Bed Terraced House
- \* Two Reception Rooms
- \* Fitted Kitchen
- \* Centrally Heated
- \* Double Glazed
- \* Downstairs Bathroom



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	58	86
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
	50	83
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom terraced house benefiting from two reception rooms and a downstairs bathroom. The property is gas centrally heated and double glazed throughout. Accommodation briefly comprises of;

Vestibule  
 Entrance Hall  
 Lounge  
 Sitting Room  
 Kitchen  
 Utility Room  
 Bathroom

First Floor:  
 Bedroom One  
 Bedroom Two  
 Bedroom Three

Exterior:  
 Yard

Investment Data:

Rent = £600 pcm (approximate rent achievable )

Gross Yield = 8.5% ( approximate yield based on purchase at the asking price)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.