

**LIVERMORES**





Entrance Lobby  
Hallway  
Reception Room  
Living Room/Bedroom  
Kitchen  
Open to  
Dining Room  
Bedroom  
Bedroom  
Bedroom  
Bathroom



Garden  
Tenure  
Our seller has confirmed that this property is FREEHOLD..

**Additional Information**

Parking:- Private Driveway & Garage

Heating: - Gas Boiler

Electricity Supply: - Mains

Water Supply: - Mains

Drainage: - Mains

Council: - <https://www.tax.service.gov.uk/check-council-tax-band/search>

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information. - <https://checker.ofcom.org.uk/>

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information. - <https://checker.ofcom.org.uk/>

Broadband and mobile signal is edited based on the Ofcom website.



Disclaimer  
This floor plan is intended as a guide only and does not constitute an offer of any property. It is not intended to be used as a basis for any contract. The floor plan is not to scale and is not intended to be used as a basis for any contract. The floor plan is not to scale and is not intended to be used as a basis for any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.