



SIMON WOODHOUSE

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Turnham Green Drive, Nantwich, CW5 6ZA

Offers Over £325,000

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- Traditional Redrow Home
- Open Plan Kitchen/Dining
- Three bedrooms, the master with built in wardrobes
- Family bathroom, en-suite & WC
- Driveway for two cars
- Large Plot
- Large Windows allowing more light
- Freehold
- 8 Years NHBC warranty
- Viewing Highly Recommended

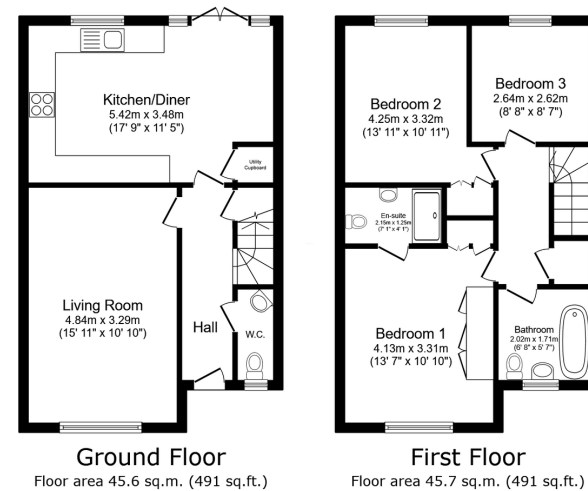


DON'T MISS OUT ON THIS LUDLOW HOUSE TYPE BUILT BY REDROW IN 2023.

TO ARRANGE A VIEWING PLEASE CALL AND QUOTE REF: SW1027

This highly sought after 3 bedroom semi detached property is located in the heart of the Kingsbourne Development which is within walking distance of Nantwich Town Centre.





TOTAL: 91.3 sq.m. (983 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



27/09/2024, 13:25 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
9 Southam Green Drive HORNHILL Ox10 3DA	Energy rating B	Valid until: 10 May 2033
		Certificate number: 0330-3548-3250-2887-1465
Property type	Semi-detached house	
Total floor area	88 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/energy-performance-certificate-epc-what-landlords-need-to-know).
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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		68-71
85-91	B	68-71	68-71
69-84	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/2023-3548-3250-2887-1465?print=true>

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