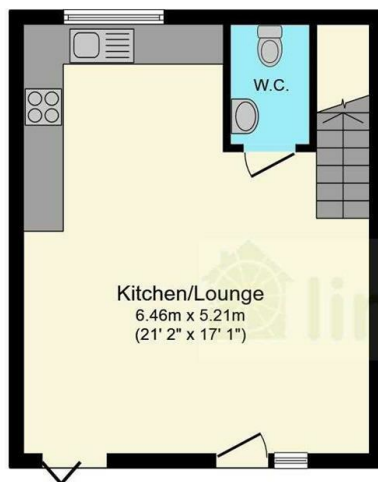




## 84 Woodyard Avenue, Chesterfield, Derbyshire, S41 7WF

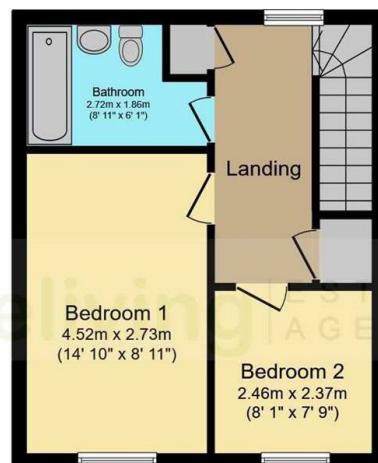
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- Modern End Town House
- Open Plan Living
- Stylish Bathroom
- IDEAL FOR FTB'S!
- Popular Waterside Quarter
- Downstairs WC Room
- Enclosed Yard
- Ideal for Town & Train Stn.
- TWO Bedrooms
- Garage & Parking



### Ground Floor

Floor area 33.7 m<sup>2</sup> (362 sq.ft.)



### First Floor

Floor area 33.6 m<sup>2</sup> (362 sq.ft.)

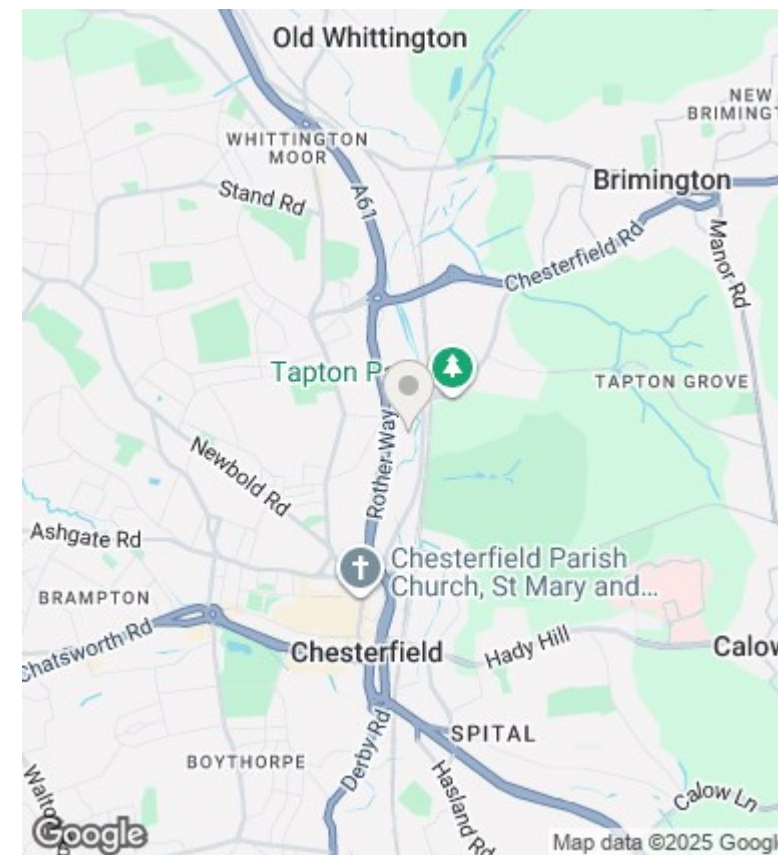


### Garage

Floor area 12.3 m<sup>2</sup> (133 sq.ft.)

TOTAL: 79.6 m<sup>2</sup> (857 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



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

A

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	