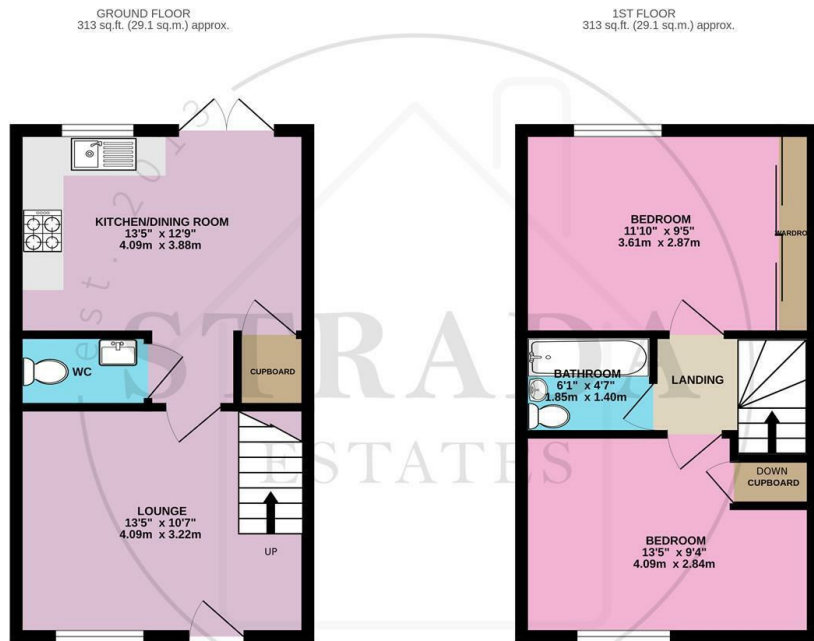




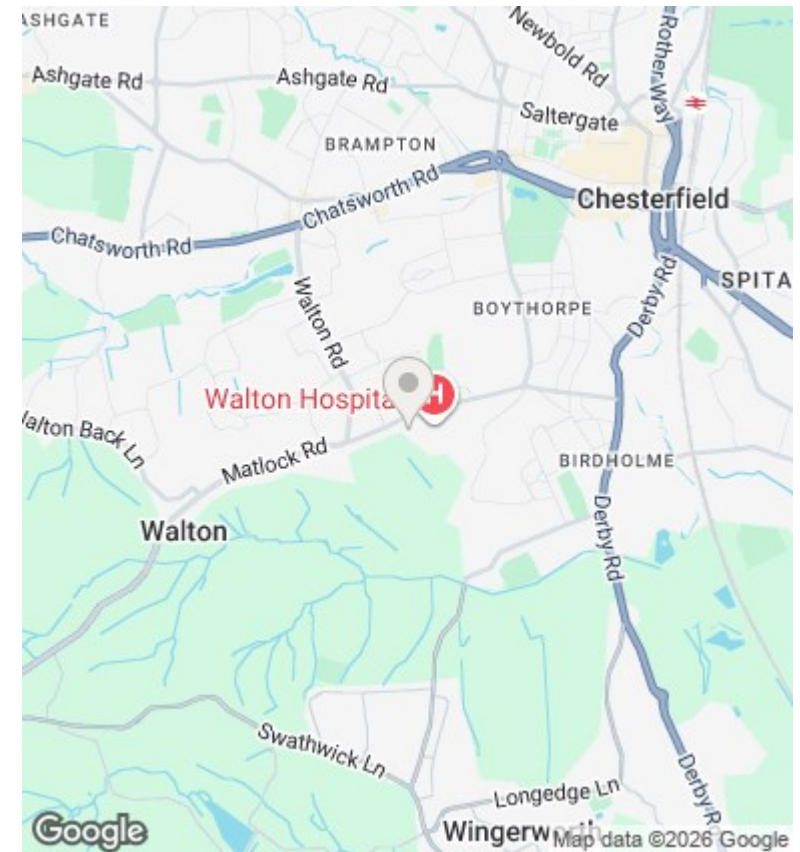
## 8 Woodcote Way, Walton, Chesterfield, S40 3FF

Guide Price £235,000

- Modern Dining Kitchen With Integrated Appliances
- Located In Popular Walton
- Landscaped Garden With Patio Area
- Off street Parking for 2 Vehicles
- \*\*\* GUIDE PRICE £235,000 - £245,000 \*\*\*
- Viewing is highly recommended
- Two Double Bedrooms
- Immaculate Modern Semi Detached
- Modern Bathroom



TOTAL FLOOR AREA: 626 sq.ft. (58.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 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>			<b>97</b>
(81-91) <b>B</b>		<b>83</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	