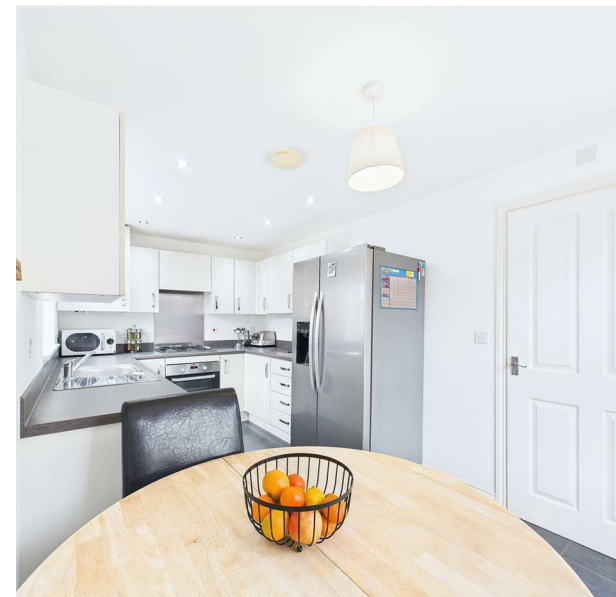


Oakway Drive, Woodville, Swadlincote, DE11 8FZ

Offers Over £220,000

Council Tax Band: B





Floor 0

Room	Dimensions (m)	Dimensions (ft)
Kitchen	2.41 x 4.53	7'10" x 14'10"
Living Room	3.21 x 4.56	10'6" x 14'11"
Hallway	1.98 x 1.89	6'6" x 6'2"
WC	0.96 x 1.58	3'1" x 5'2"
Total	77.04 m²	829.27 ft²

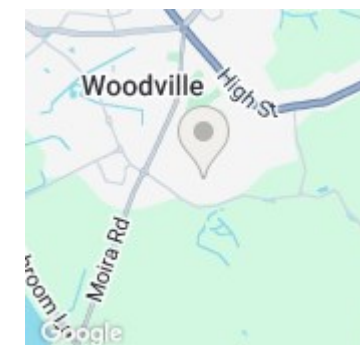
Floor 1

Room	Dimensions (m)	Dimensions (ft)
Bedroom (Top Left)	2.51 x 2.59	8'3" x 8'5"
Bedroom (Top Right)	3.30 x 2.79	10'9" x 9'2"
Bedroom (Bottom Left)	2.50 x 1.88	8'2" x 6'2"
Bathroom	1.96 x 1.67	6'5" x 5'5"
En-Suite	2.41 x 1.10	7'10" x 3'7"
Landing	2.00 x 0.94	6'6" x 3'0"
Total	77.04 m²	829.27 ft²

Legend:

- (1) Finished, above grade
- Ext. wall thickness assumed: 15.24 cm/6 in
- Calculations reference the ANSI Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Orientation: W, S, N, E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			9
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC