

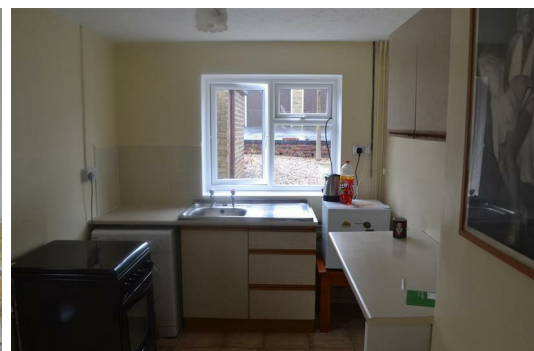


## 34, Moorland Drive, Heath, Chesterfield, Derbyshire, S44 5QY

We are delighted to welcome to the market this well presented modern two bedroom semi-detached property,

The property briefly comprises: Entrance Hall, Lounge, Kitchen, Two double bedrooms and family bathroom externally the property has off street parking for one or more cars, and good size rear garden laid to lawn with seating area. The property also benefits from Gas Central Heating and Double Glazing throughout.

Great opportunity for first time buyers.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (92 plus) A   |                            |   |
| (81-91) B   |                            |   |
| (69-80) C   |                            |   |
| (55-68) D   |                            |   |
| (39-54) E   |                            |   |
| (21-38) F   |                            |   |
| (1-20) G  |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |  |

