

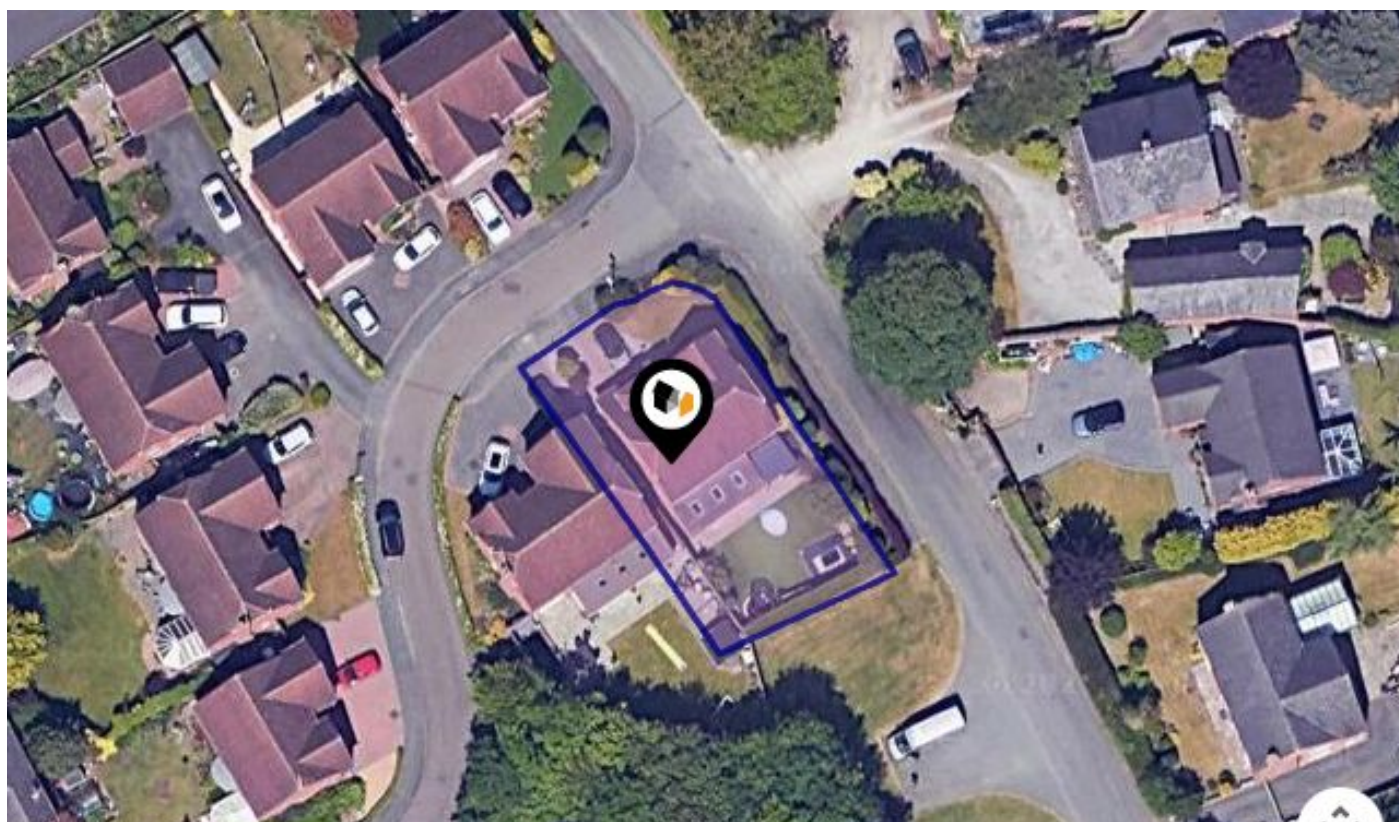


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



BODEN DRIVE, WILLASTON, NANTWICH, CW5

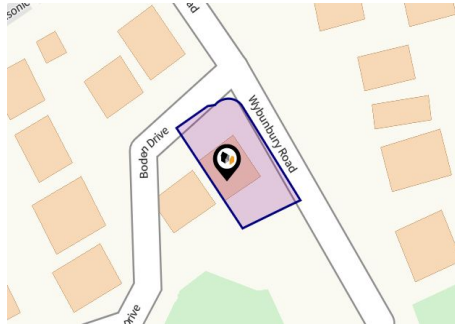
butters john bee

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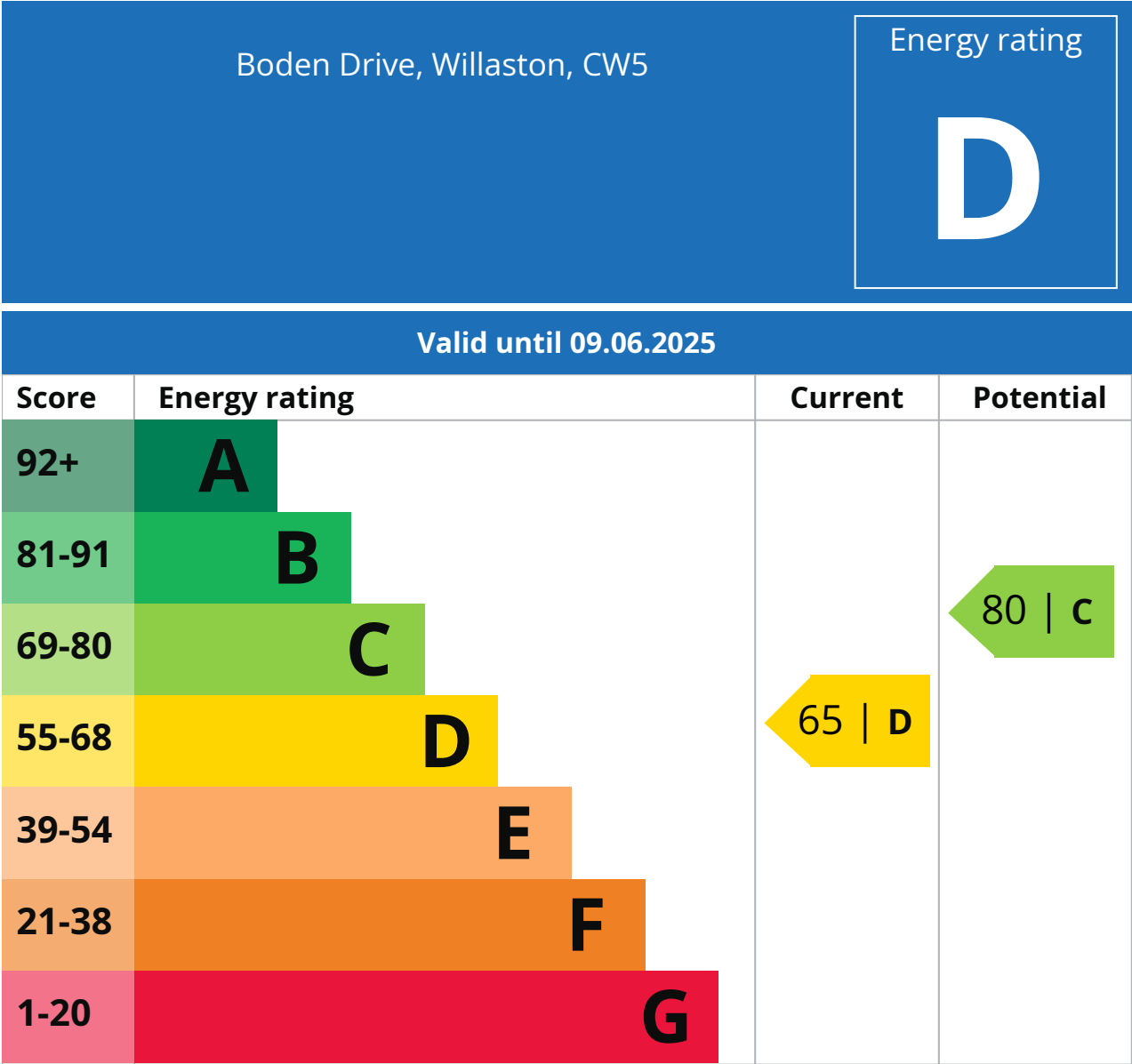
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,722 ft ² / 160 m ²		
Plot Area:	0.12 acres		
Year Built :	1999		
Council Tax :	Band F		
Annual Estimate:	£3,369		
Title Number:	CH440323		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Kirkton			
Flood Risk:				
● Rivers & Seas	Very low	12 mb/s	145 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				

Property
EPC - Certificate



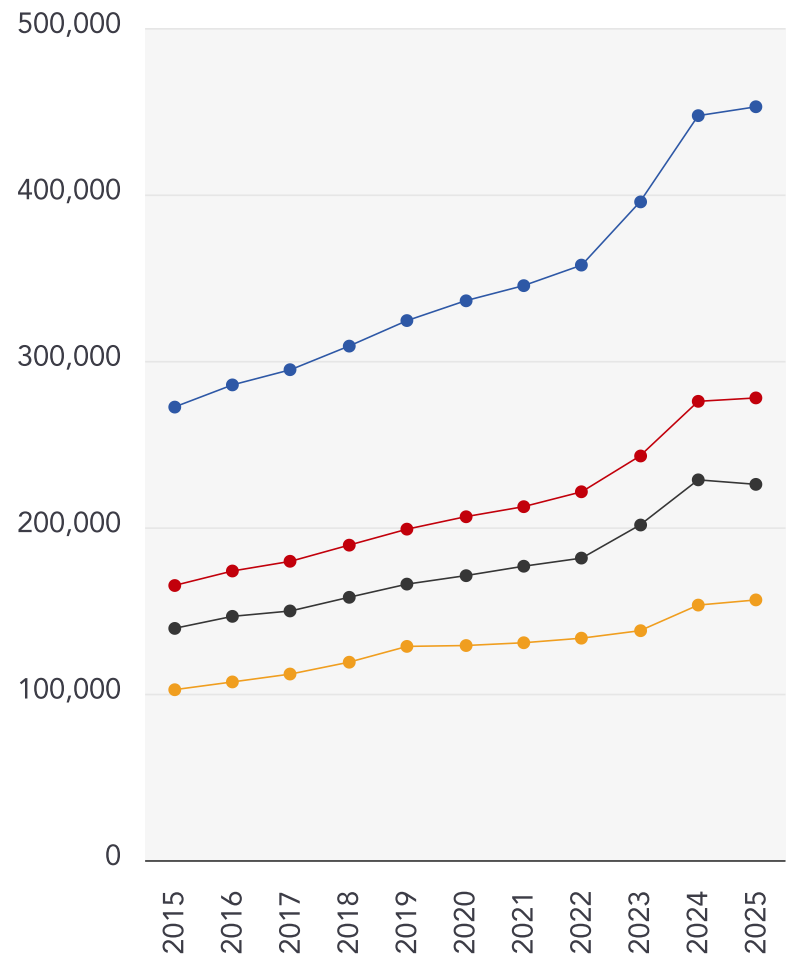
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 4% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	160 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW5



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

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Valuation Office
Agency

