



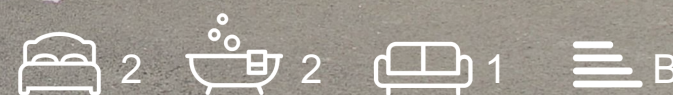
BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -

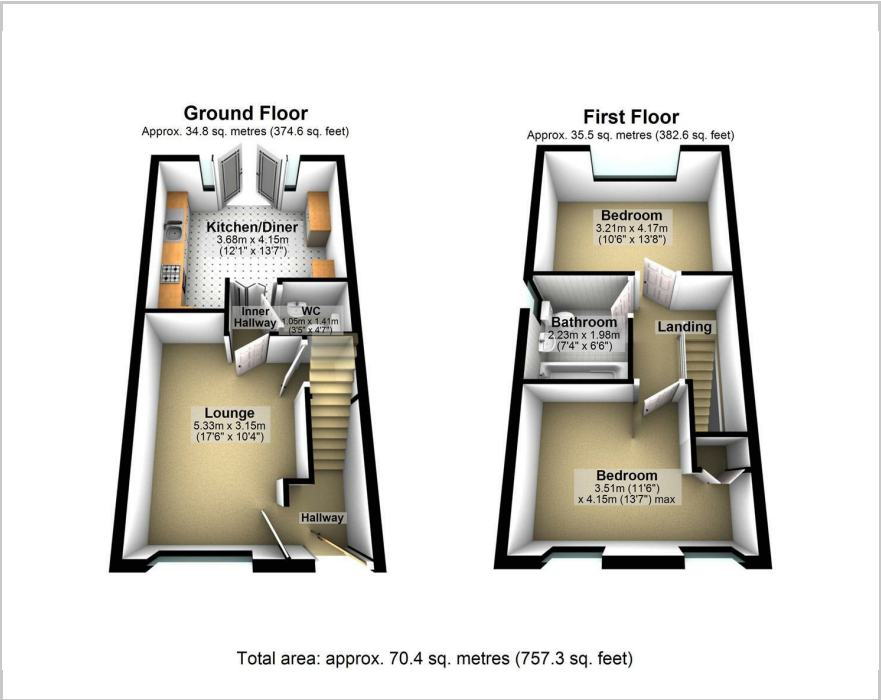


Emerald Way, Irthlingborough  
Offers Around £240,000





Floor Plan



Area Map



Accommodation

- Stylish Semi-Detached House
- No Upward Chain!
- Lovingly Cared For And Ready To Move Into
- Two Double Bedrooms With Family Bathroom
- Situated On The Popular Diamond Heights Estate
- Modern Fitted Kitchen With French Doors Leading Into The Garden
- Council Tax Band B
- Parking On The Drive For Two Cars
- Nature Reserves On Your Doorstep
- London In An Hour But Close To The Countryside



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>84</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	

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