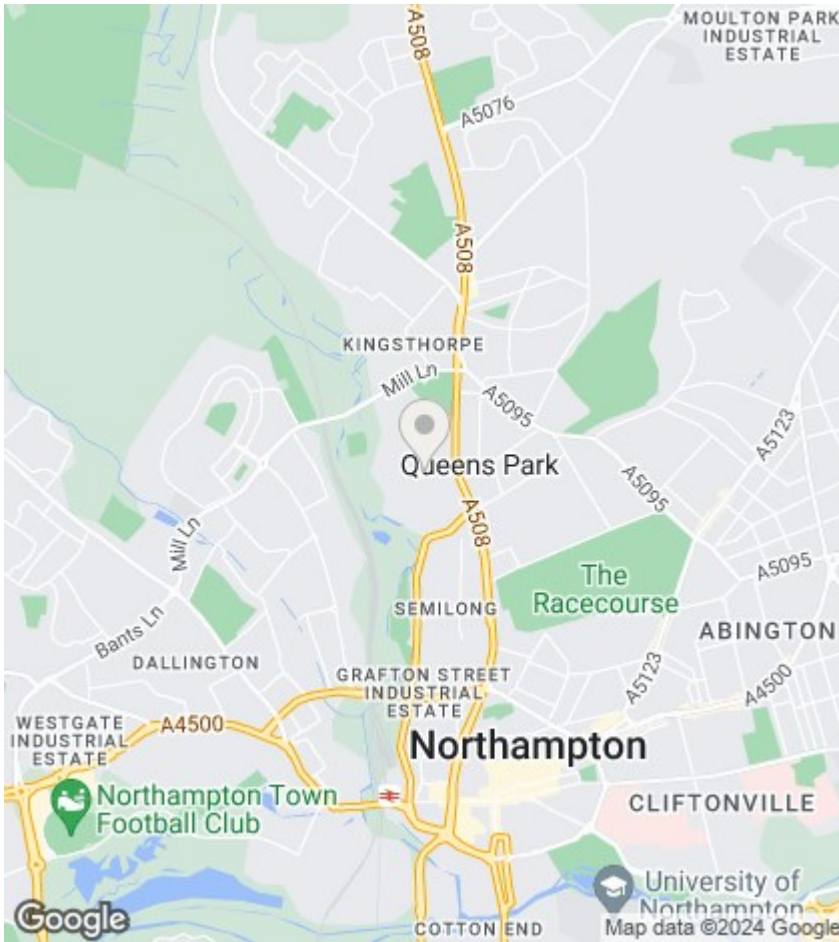




## 11 Branksome Avenue, Northampton, NN2 6ND

£260,000

- TERRACED HOUSE
- OPEN PLAN KITCHEN DINER
- TWO LIVING ROOMS
- LOFT CONVERTED
- FOUR BED ROOMS
- MODERN BATHROOM
- LOW MAINTENANCE GARDEN



Directions

Viewings

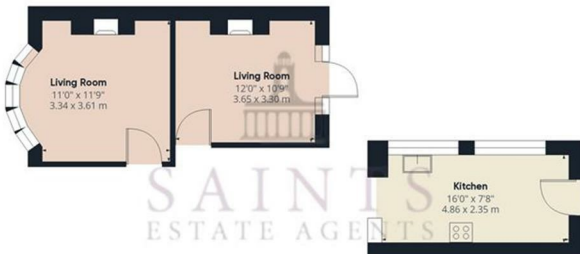
Viewings by arrangement only. Call 01604 210693 to make an appointment.

Council Tax Band:

B

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	



Floor 0



Floor 1



Approximate total area<sup>®</sup>

967.89 ft<sup>2</sup>  
89.92 m<sup>2</sup>

Reduced headroom

36.49 ft<sup>2</sup>  
3.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360