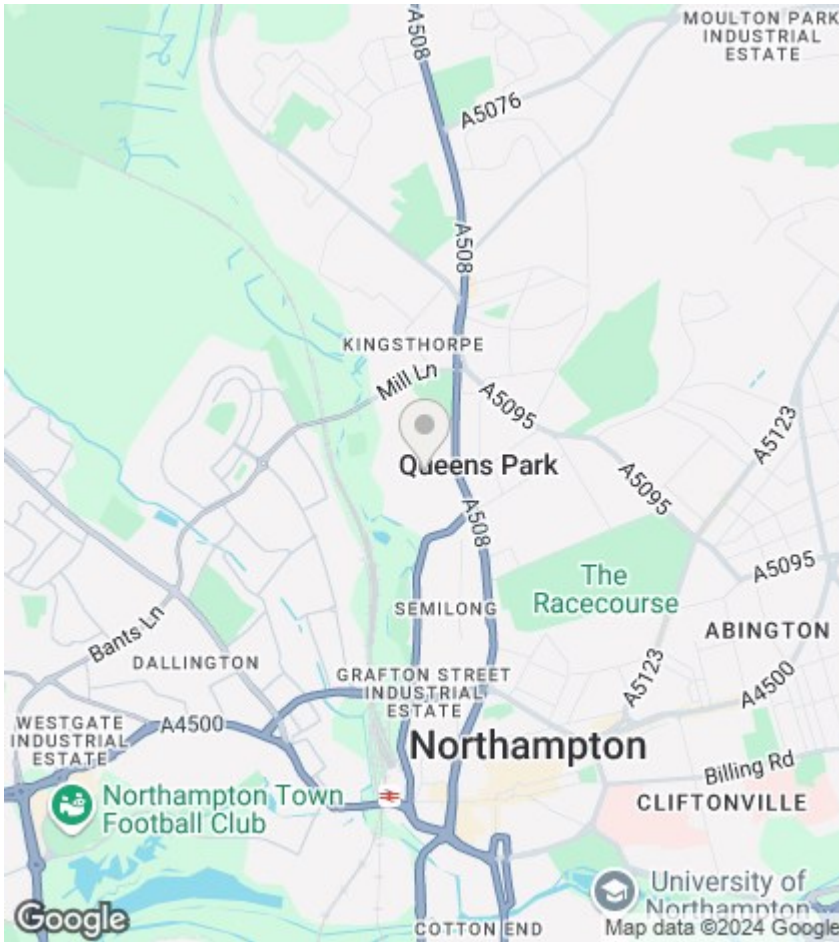




## 11 Branksome Avenue, Northampton, NN2 6ND

£260,000

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



## Directions

## Viewings

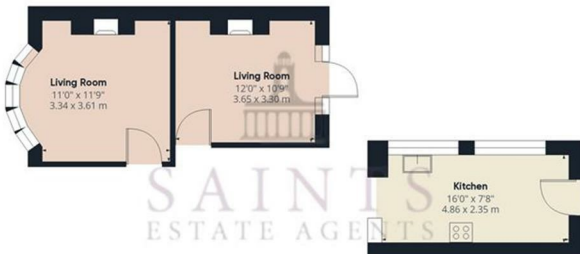
Viewings by arrangement only. Call 01604 210693 to make an appointment.

## Council Tax Band:

B

## EPC Rating:

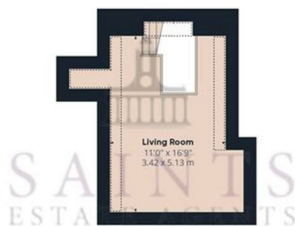
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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