

Daventry

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**11 Ickworth Close, Daventry
Northamptonshire NN11 8AP**

£260,000

*** Three storey townhouse *** Study/reception room *** Kitchen/breakfast with built in appliances *** Lounge with 'Juliette' style balcony on the first floor *** Master bedroom with en-suite *** Bedroom two with en-suite *** Built in wardrobes ***



Entered
 Entrance Hall;
 Study 8'10" max x 8'3"
 Cloakroom:
 Kitchen/Diner 15'6" x 12'4"
 First Floor Landing:
 Lounge 16'7" x 15'7"
 Bedroom Two 14'7" to front of built in wardrobes x 8'11"
 Ensuite:
 Second Floor Landing:
 Bedroom One 10'10" x 8'5" to front of built in wardrobes
 Ensuite:
 Bedroom Three 14'4" to front of built in wardrobes x 8'11"
 Bedroom Four 15'7" max x 5'6"
 Bathroom:
 Outside
 Rear:
 Front:
 Single Garage:

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	

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

