



**BYWATER HERRING**

SALES & LETTINGS

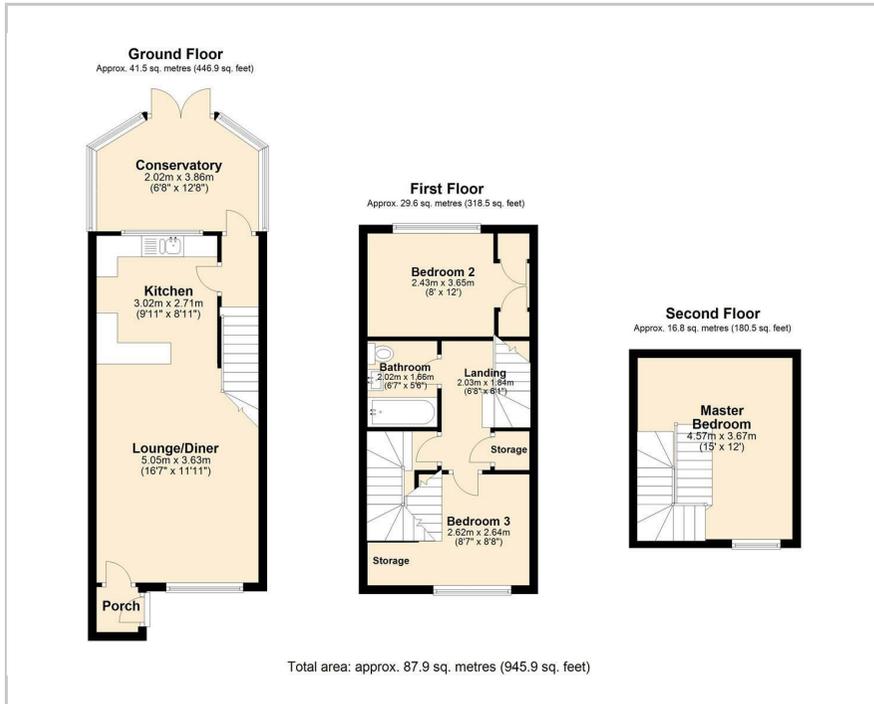
- A TRADITION OF TRUST -



Warren Close, Irchester  
Offers Over £220,000



## Floor Plan

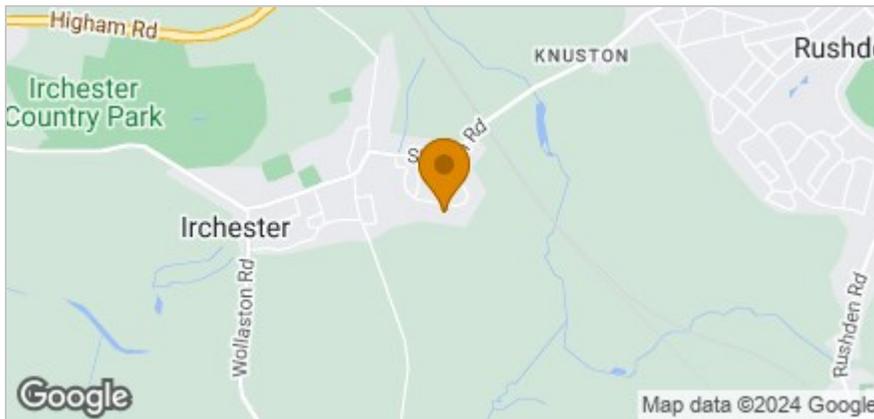


## Accommodation

- Affordable Family Home
- Immaculate Condition Throughout
- Open Plan Living
- Modern Kitchen And Bathroom
- Lovingly Cared For And Ready To Move Into
- Low Maintenance Garden
- Off Street Parking
- Council Tax A
- Good Local Schools
- London In An Hour But Close To The Countryside



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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