

BRANOC'S  
ESTATES



6 GRENVILLE ROAD, BRAINTREE CM7

GUIDE PRICE £280,000

2 Bedrooms | 1 Bathrooms | 1 Receptions



## Floor Plan



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## Accommodation

- TWO BEDROOMS
- CLOSE TO TOWN / STATION
- GOOD SIZED GARDEN
- SPACIOUS LIVING AREA
- ST MICHEALS PRIMARY SCHOOL CATCHMENT
- BEAUTIFULLY PRESENTED
- GAS CENTRAL HEATING
- EASY ACCESS TO THE FLITCH WAY



## Viewing

Please contact us on 01376 386555 if you wish to arrange a viewing appointment for this property, or require further information.

## Area Map



## Energy Efficiency Graph

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

