

GUIDE PRICE £280,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

### Floor Plan



# Area Map



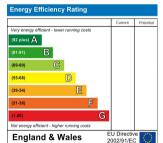
#### Accommodation

- 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.

# **Energy Efficiency Graph**



					Current	Potential
Very environm	entally frien	dly - lower	CO2 emissio	ns		
(92 plus) 🔼						
(81-91)	B					
(69-80)	C					
(55-68)		D				
(39-54)		E	3			
(21-38)			F			
(1-20)			G			
Not environme	ntally friend	ly - higher	CO2 emissio	ns		









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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.







