

**BRANOC'S**  
ESTATES



**2 JELlicOE WAY, BRAINTREE CM7**

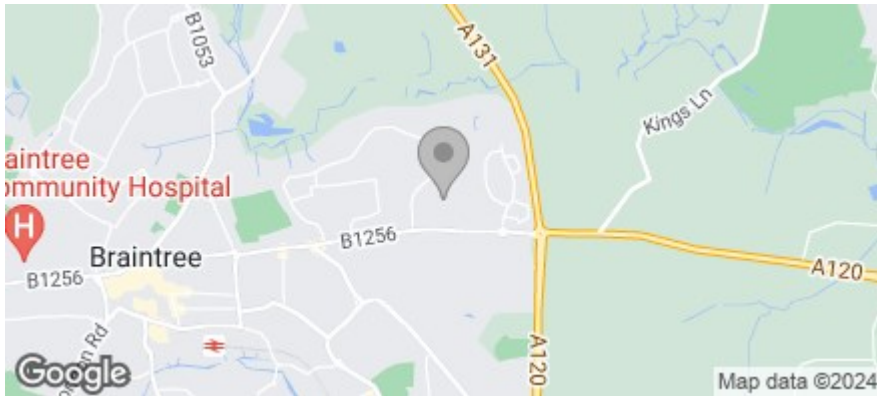
**OFFERS IN EXCESS OF £315,000**

**3 Bedrooms | 2 Bathrooms | 3 Receptions**



## Floor Plan

## Area Map



## Accommodation

- IDEALLY LOCATED FOR TOWN, BRAINTREE VILLAGE & STATIONS
- RANGE OF LOCAL AMENITIES NEARBY
- THREE/FOUR BEDROOMS
- THREE BEDROOMS
- DRIVEWAY PARKING
- DOWNSTAIRS SHOWER ROOM
- THREE RECEPTION ROOMS
- PRIVATE REAR GARDEN

## 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

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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.

