



**1 WHITMORE HOUSE OLD ST. MICHAELS DRIVE, BRAINTREE CM7**

**GUIDE PRICE £170,000**

**1 Bedrooms | 1 Bathrooms | 1 Receptions**

## Floor Plan

## Area Map



## Accommodation

- ONE BEDROOM
- NO ONWARD CHAIN
- WALKING DISTANCE TO TOWN CENTRE & STATION
- ALLOCATED PARKING
- OPEN PLAN LIVING AREA
- MODERN FINISH THROUGHOUT
- INTEGRATED APPLIANCES
- FIRST FLOOR

## 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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.

