

**BRANOC'S**  
ESTATES



**82 BOLEYN'S AVENUE, BRAINTREE CM7**

**GUIDE PRICE £280,000**

**2 Bedrooms | null Bathrooms | null Receptions**

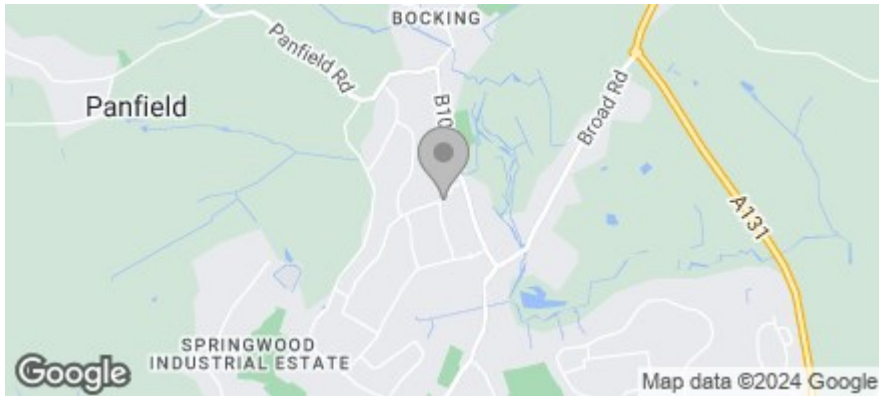
## Floor Plan

## Accommodation

- TWO BEDROOMS
- DRIVEWAY PARKING
- OUTBUILDINGS
- GENEROUS GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- LOCAL SCHOOLS CLOSE BY
- DOUBLE GLAZED
- POTENTIAL TO EXTEND (SSTP)



## Area Map



## 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.

