

2 Bedrooms | 1 Bathrooms | 1 Receptions

### Floor Plan

### Accommodation

- TWO BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN
- EASY ACCESS OF A120
- INTEGRAL APPLIANCES







# 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	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs	•	

					I	Current	Potentia
Very environm	entally frie	ndly - low	ver CO	2 emissio	ns		
(92 plus) 🔼							
(81-91)	B						
(69-80)	C	,					
(55-68)		D					
(39-54)			E				
(21-38)				F			
(1-20)				G			
Not environme	ntally frien	dly - high	er CO	2 emissio	ns		



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 quide and purchasers must satisfy themselves by personal inspection.







