



3 AETHERIC ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

## Floor Plan

## Area Map



## Accommodation

- FOUR BEDROOMS
- EXTENDED LIVING SPACE
- BEAUTIFUL OPEN PLAN KITCHEN/DINER
- CONSERVATORY EXTENSION
- CLOAKROOM
- UTILITY ROOM
- RECENTLY RE-FITTED BATHROOM SUITE
- LARGE OUTBUILDING
- WALKING DISTANCE TO TOWN CENTRE & STATION
- DRIVEWAY PARKING TO FRONT

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-80)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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.

