



**3 NICHOLS GROVE, BRAINTREE CM7**

OFFERS IN EXCESS OF £240,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

## Floor Plan

## Area Map



## Accommodation

- TWO BEDROOMS
- ALLOCATED PARKING
- NO ONWARD CHAIN
- EASY ACCESS TO A120
- WALKING DISTANCE TO STATION & TOWN CENTRE
- LOUNGE/DINER
- GAS CENTRAL HEATING
- IDEAL FIRST TIME PURCHASE

## 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		
(81-81) B		
(69-80) C	71	89
(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.

