

BRANOC'S
ESTATES



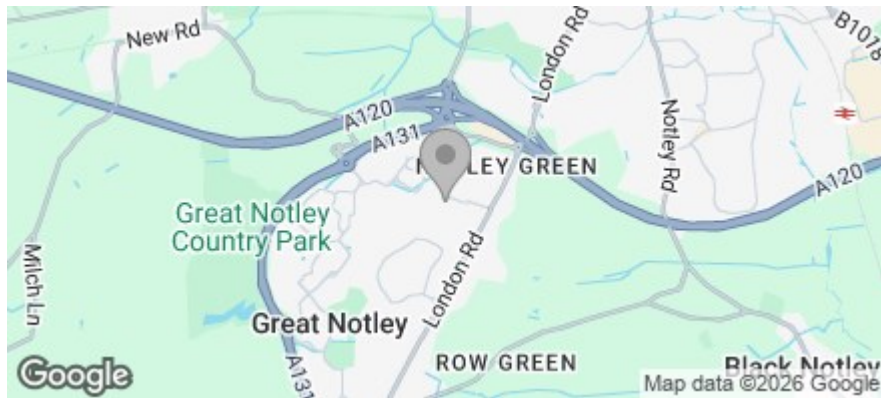
72 ELLEN WAY, BRAINTREE CM77

GUIDE PRICE £325,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

Floor Plan

Area Map



Accommodation

- TWO BEDROOMS
- IDEAL FIRST TIME PURCHASE
- SOUGHT AFTER LOCATION
- GENEROUS GARDEN
- DRIVEWAY & ADDITIONAL PARKING
- CUL DE SAC
- WALKING DISTANCE TO LOCAL AMENITIES
- NEARBY GOOD SCHOOLS
- EASY TO ACCESS TO A120
- GAS CENTRAL HEATING

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			
(81-91) 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 ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ 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.

