

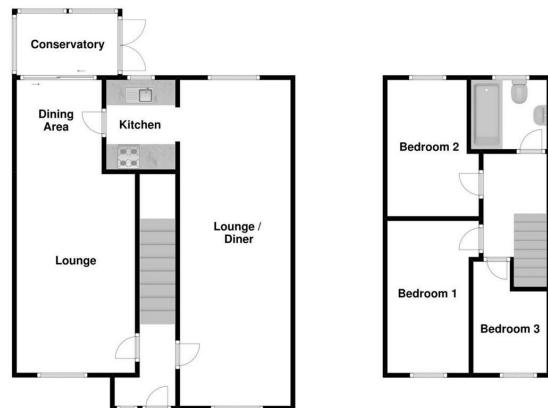


58 GILBERT WAY, BRAINTREE CM7

GUIDE PRICE £350,000

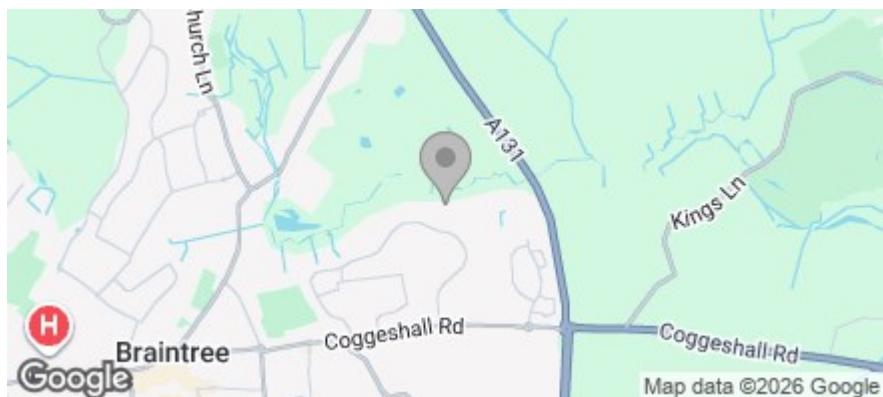
3 Bedrooms | 1 Bathrooms | 2 Receptions

Floor Plan



This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

Area Map



Accommodation

- THREE BEDROOMS
- EXTENDED WITH THREE RECEPTION ROOMS
- CORNER PLOT
- GENEROUS DRIVEWAY FRONTAGE
- IMMEDIATE ACCESS TO THE BLACKWATER NATURE RESERVE
- CLOSE TO GOOD NEARBY SCHOOLS
- CONSERVATORY
- EASY MAINTENANCE GARDEN
- SOUGHT AFTER FAMILY ORIENTATED DEVELOPMENT
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS

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 | | 82 |
| (81-81) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Phone: 01376 386555
Email: info@brancosestates.co.uk
Website: www.brancosestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

Brancos 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.

