

BRANOC'S
ESTATES

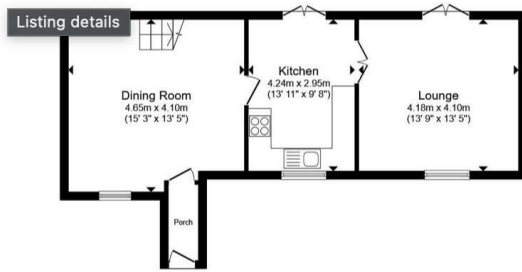


49 TORTOISESHELL WAY, BRAINTREE CM7

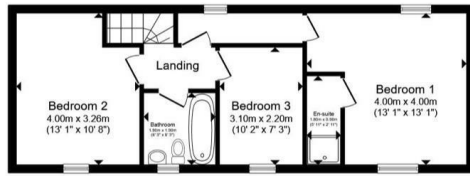
GUIDE PRICE £400,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

Floor Plan

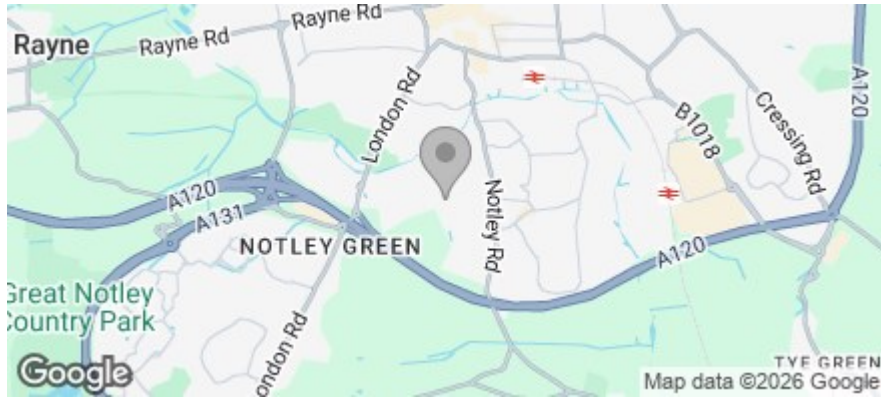


Ground Floor



First Floor

Area Map



Accommodation

- THREE DOUBLE BEDROOMS
- EXTENDED LIVING SPACE
- VAST FRONTAGE WITH GENEROUS OFF STREET PARKING
- FURTHER POTENTIAL TO EXTEND STPP
- TWO RECEPTION ROOMS
- MODERN FINISH THROUGHOUT
- EN-SUITE SHOWER ROOM
- WALKING DISTANCE TO STATION & TOWN CENTRE
- SUPERB LOCATION CLOSE TO A120
- UPVC DOUBLE GLAZED THROUGHOUT

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			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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 guide and purchasers must satisfy themselves by personal inspection.

