



## BROUGHAM CLOSE

SS3 0HS

GUIDE PRICE £300,000

FREEHOLD

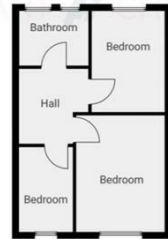
\* £300,000 - £310,000 \* - NO ONWARD CHAIN - FANTASTIC FIRST TIME PURCHASE - THREE BEDROOM FAMILY HOME IN GREAT WAKERING BOASTING EXTENDED GROUND-FLOOR LIVING ACCOMODATION TO INCLUDE TWO RECEPTION ROOMS, A KITCHEN/DINER AND A CONVENIENT WC. POSITIONED IN A QUIET CUL-DE-SAC LOCATION.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

▼ Ground Floor

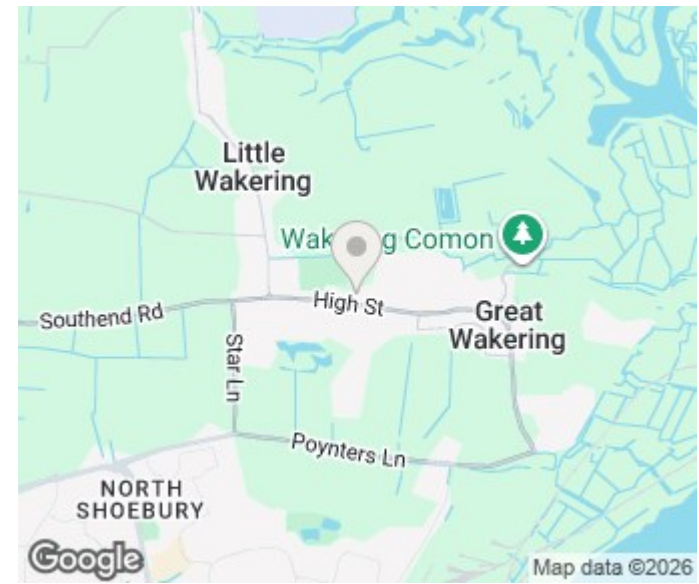


▼ 1st Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

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