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2 Greenhill Close, Braughing, Ware, SG11 2PX

Asking Price £180,000

CHAIN FREEE - A refurbished one bedroom top floor maisonette located in the stunning village of Braughing. You would buy this property for the lifestyle it offers. You are surrounded by Beautiful countryside and makes for an excellent first time buy or investment.

Overlooking the well maintained communal green, the property has one double bedroom with wonderful views, built in storage, kitchen diner / lounge, a separate study and living area and family bathroom.

This compact home has been modernised by the current owners. There is also allocated parking, a healthy lease with low maintenance charges. This is a beautiful location and must be viewed ASAP.



Entrance Hall - Ground Floor

Living Room / Lounge

11'3 x 8'11 max (3.43m x 2.72m max)

Kitchen Area

8'1 x 7'7 max (2.46m x 2.31m max)

Study / Snug

6'3 x 5'10 max (1.91m x 1.78m max)

Bathroom

Bedroom

12'7 x 9'5 max (3.84m x 2.87m max)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropack (2020) by green.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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