



2 Greenhill Close, Braughing, Ware, SG11 2PX

Asking Price £180,000

**Lanes**  
ESTATE AGENTS

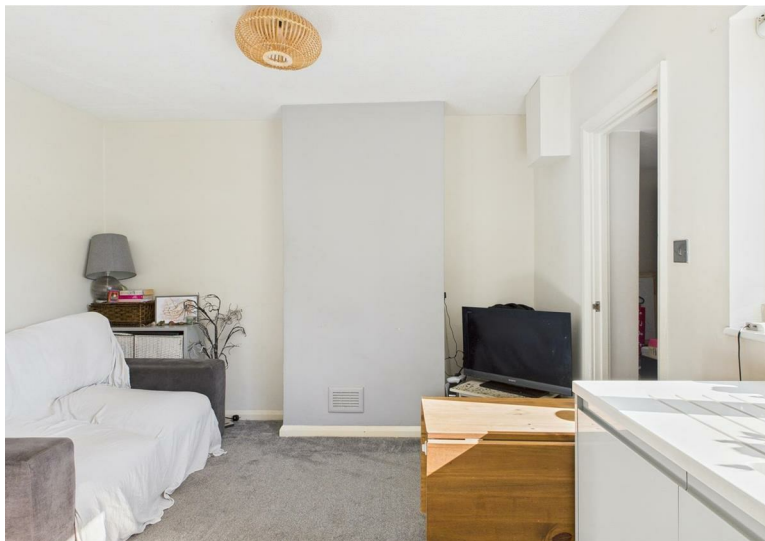


## 2 Greenhill Close, Ware, SG11 2PX

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)











GROUND FLOOR

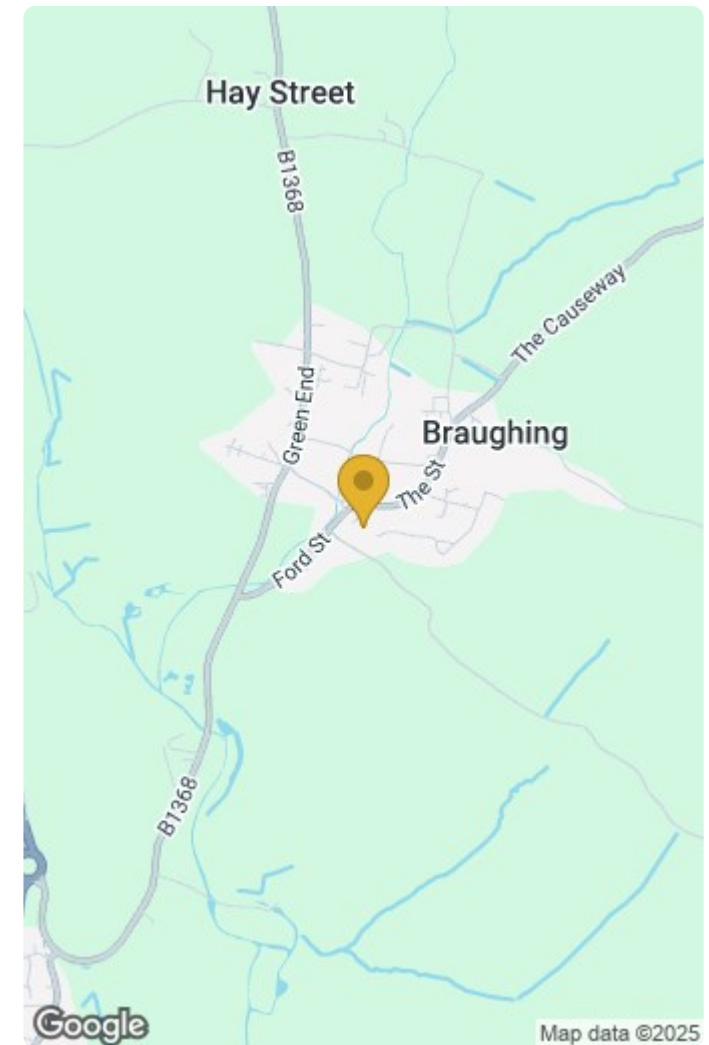
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 operability or efficiency can be given.  
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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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