

Jonathan Hunt

ESTATE AGENCY

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12 The Bourne, Ware, Hertfordshire, SG12 0PU

£635,000

JONATHAN HUNT are pleased to offer this deceptively spacious three double bedroom DETACHED BUNGALOW located just a few minutes walk from Ware's town centre. The property is positioned within a secluded courtyard setting with a gated driveway with parking for several cars. Internally the property features a spacious living room, refitted shower room, gas central heating and is offered CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

12 The Bourne, Ware, Hertfordshire, SG12 0PU

ENTRANCE HALLWAY

LIVING ROOM



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



SEPERATE W/C

COURTYARD GARDENS



DRIVEWAY



12 The Bourne, Ware, Hertfordshire, SG12 0PU

GARAGE/STORE



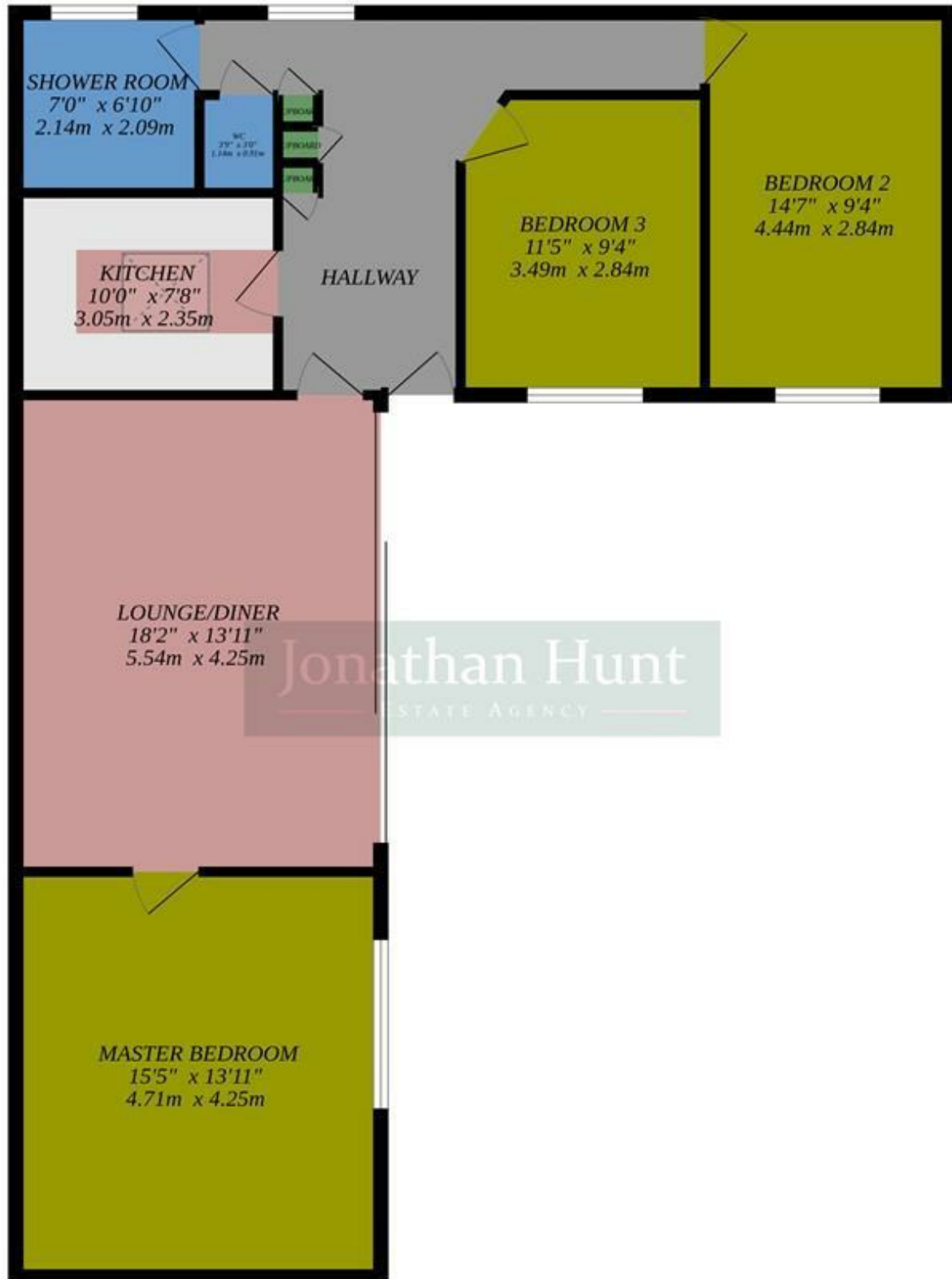
COUNCIL TAX
BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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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