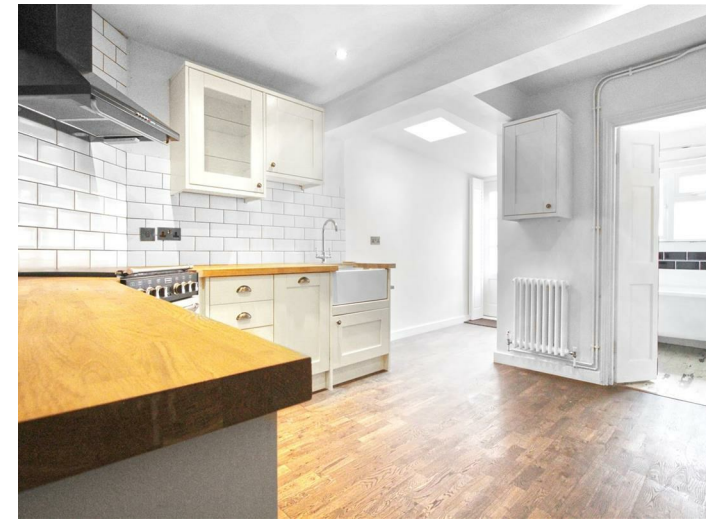




£389,995

The Bourne, Ware

KI



The Bourne, Ware, SG12 0PU

Welcome to this charming terraced house located in The Bourne, Ware. This delightful character cottage built in the early 1900's, boasts two cosy bedrooms, perfect for a small family or as a peaceful retreat for a couple.

As you step inside, you are greeted by a warm and inviting atmosphere, with a lovely exposed fireplace adding character to the living space. The property features one bathroom, ideal for your daily needs.

Situated just a short walk away from schools, shops, and the train station, this home offers convenience at your doorstep. Imagine the ease of commuting or running errands with everything so close by.

One of the highlights of this property is the good-sized garden, providing a tranquil outdoor space where you can relax, entertain guests, or indulge in some gardening activities.

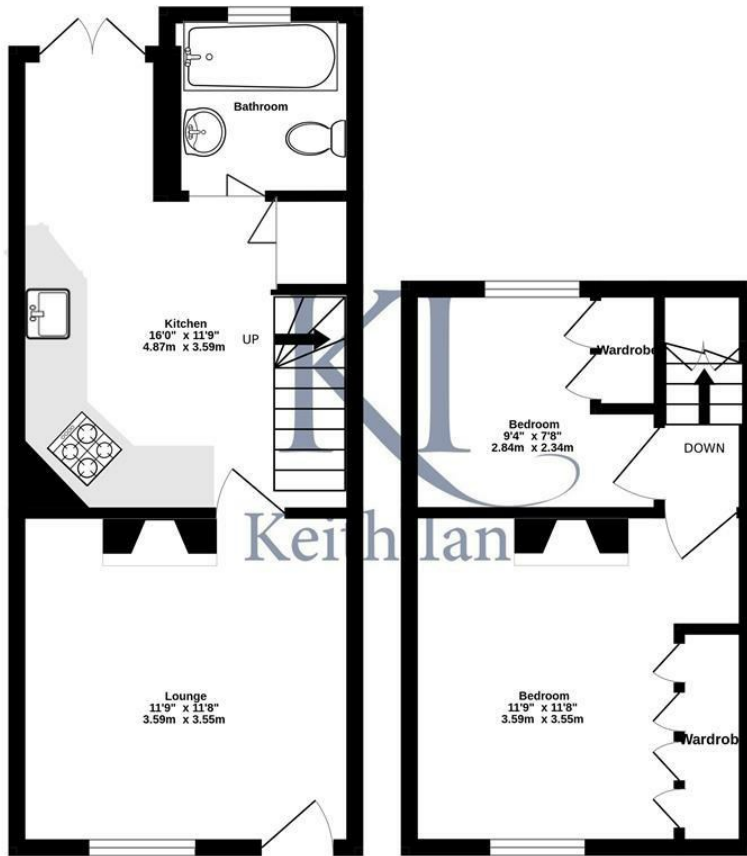






Ground Floor
325 sq.ft. (30.2 sq.m.) approx.

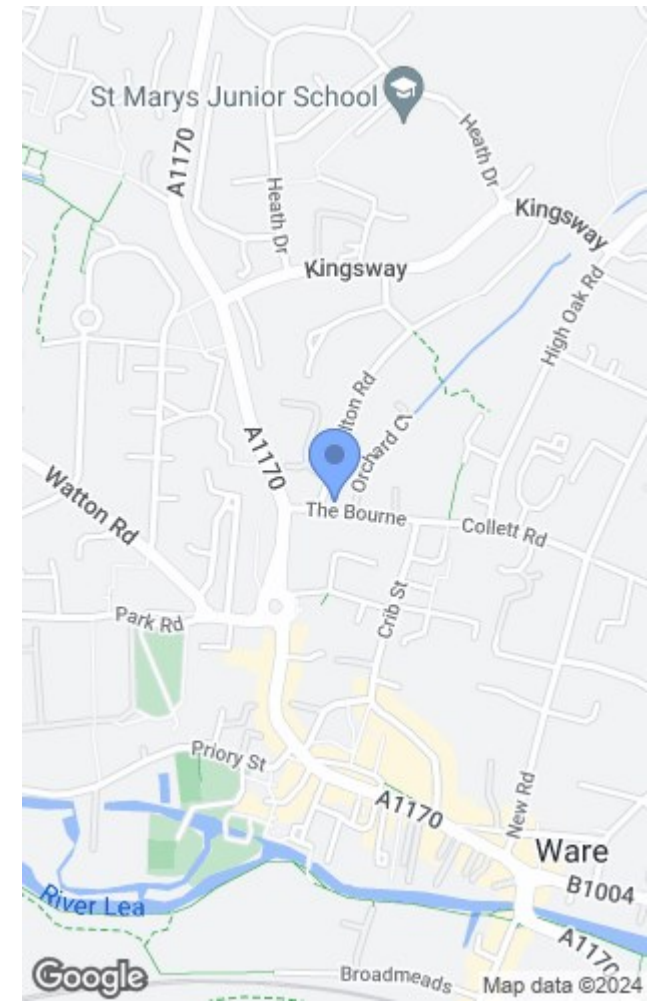
1st Floor
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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