



Elliot Heath
ESTATE AGENTS

32 Bowsher Court, Ware
Guide Price **£375,000**

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Ware, Ware

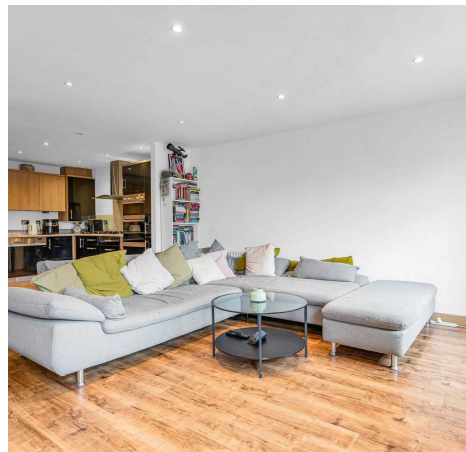
Rare opportunity to acquire a unique 3-bed duplex apt in town centre development near high street & Ware station. Spacious with lounge, fitted kitchen, 3 beds, 3 baths, communal terrace, 2 parking spaces. No chain. Contact Elliot Heath on 01920293333.

Council Tax band: E

Tenure: Leasehold

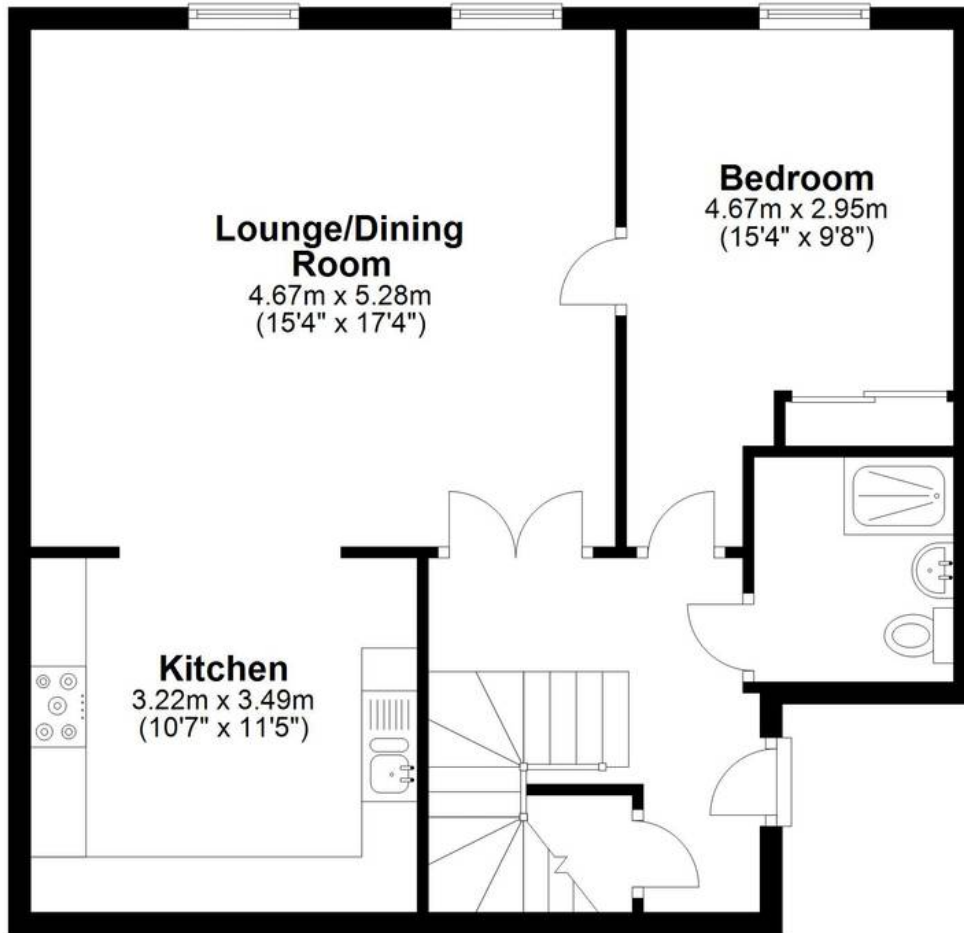
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



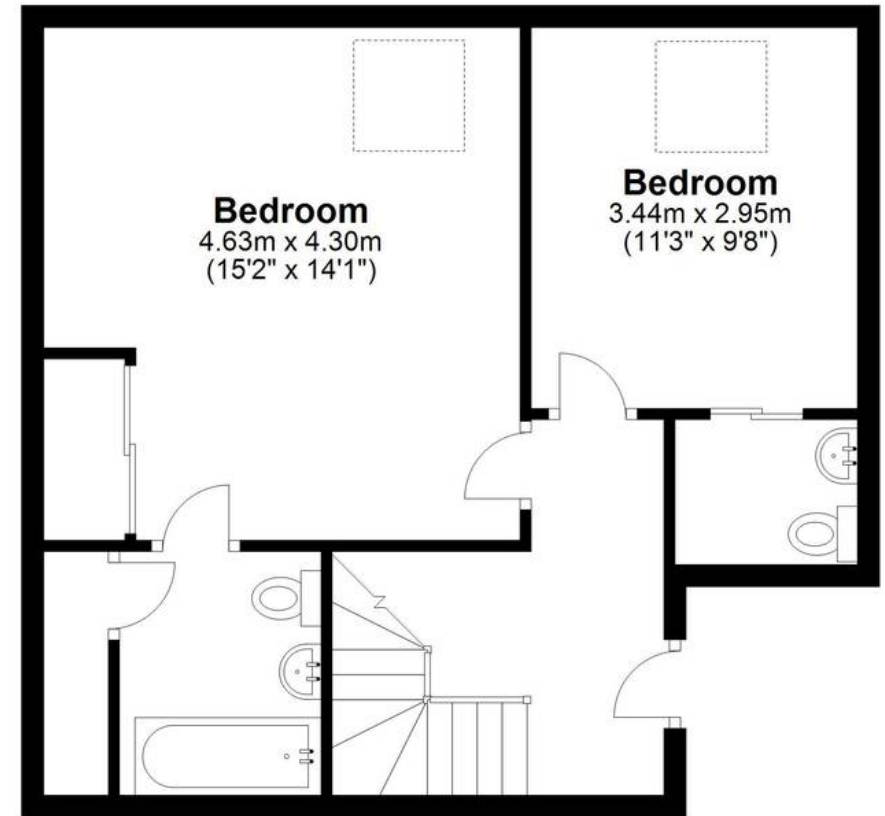
Second Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



Third Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 109.9 sq. metres (1183.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Entrance Hall

Secure entryphone system, post boxes. Staircase rising to all floors and lift access. Private entrance door to:

Entrance Hall

With wood flooring, entryphone system, stairs rising to first floor landing, built in storage cupboard, doors to:

Lounge/Dining Room

15' 4" x 17' 4" (4.67m x 5.28m)

With two double glazed sash windows, wood flooring, two radiators, open to:

Kitchen

10' 7" x 11' 5" (3.22m x 3.49m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, gas hob with extractor over, integrated Miele appliances, space for fridge freezer, wood flooring.

Bedroom Two

15' 4" x 9' 8" (4.67m x 2.95m)

With double glazed sash window, radiator, built in wardrobe cupboard with sliding mirrored doors, wood flooring.

Shower Room

Fitted with a suite comprising large tiled shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

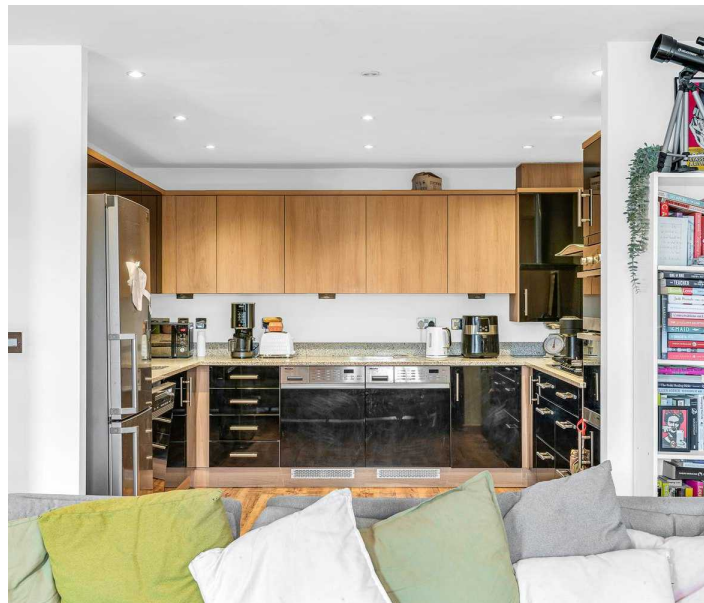
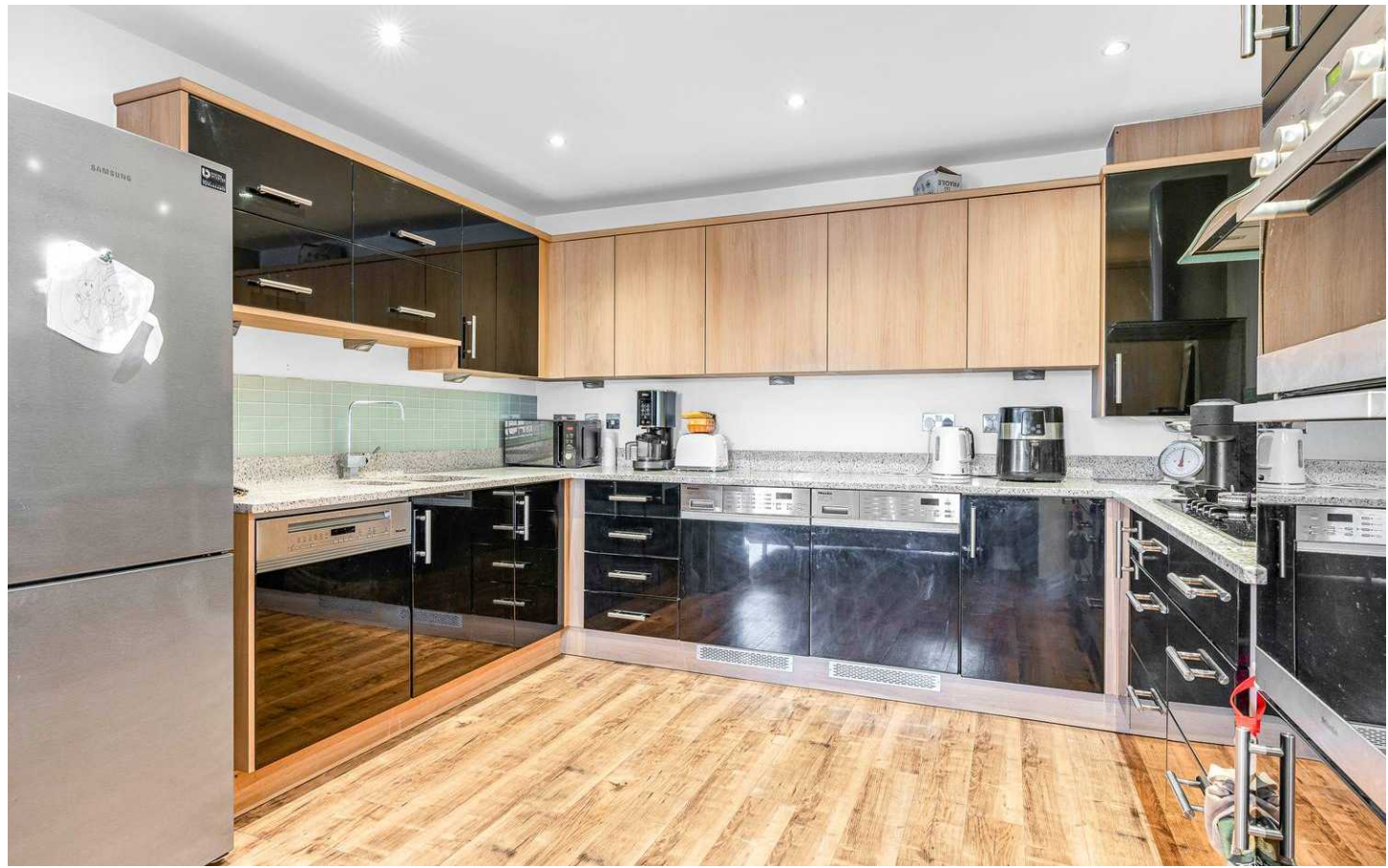
First Floor Landing

With doors to:

Bedroom One

15' 2" x 14' 1" (4.63m x 4.30m)

Velux window, two radiators, wood flooring, built in wardrobe cupboard with mirrored sliding doors, door to:



En Suite Bathroom

Fitted with a suite comprising panel enclosed bath, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail, built in storage cupboard.

Bedroom Three

11' 3" x 9' 8" (3.44m x 2.95m)

With Velux window, radiator, wood flooring, sliding doors to:

En Suite WC

Fitted with a suite comprising concealed cistern wc, wash hand basin, tiled splash back areas, wood flooring, heated towel rail.





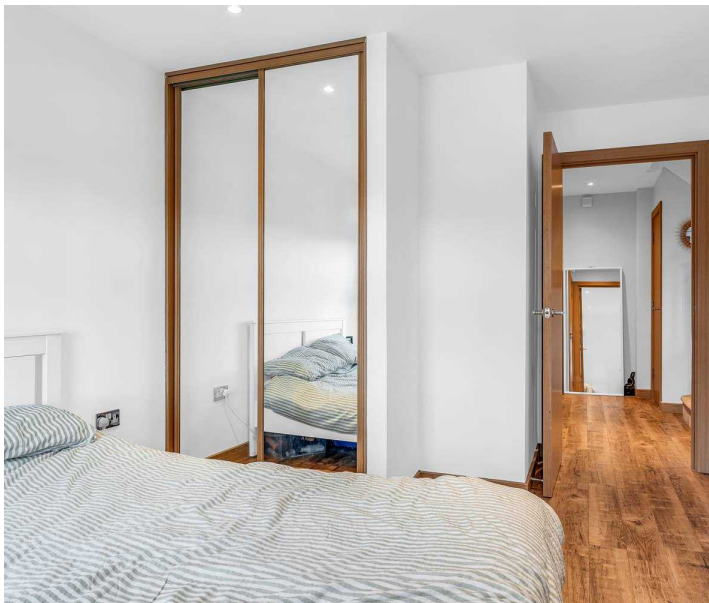
COMMUNAL GARDEN

Communal terrace providing outside space. Bicycle rack and refuse area.

SECURE GATED

2 Parking Spaces

Secure gated access to two allocated parking spaces (one undercover).







Elliot Heath Estate Agents

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