



**FORTUNE & COATES**

The People's Estate Agent

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## 10 Bowsher Court, Ware, SG12 7EB

**Offers in excess of £250,000**

Fortune and Coates are delighted to offer to the market this two-bedroom flat situated in the sought after location of Bowsher Court, Hertford.

This home is well presented throughout and comprises an inviting entrance hallway with access to all rooms.

The spacious open plan kitchen/living room has a cozy feel to it with space for a dining table to host family and friends. The bright kitchen offers a range of wall and base units with integrated oven and hob and plumbing for dishwasher, with ample cupboard space.

To the rear of the flat are two bright and airy bedrooms one double and one single. The master double bedroom features a built-in mirrored wardrobe and benefits

Living room 11'3" x 16'1" (3.43 x 4.91)

Kitchen 11'3" x 6'9" (3.43 x 2.06)

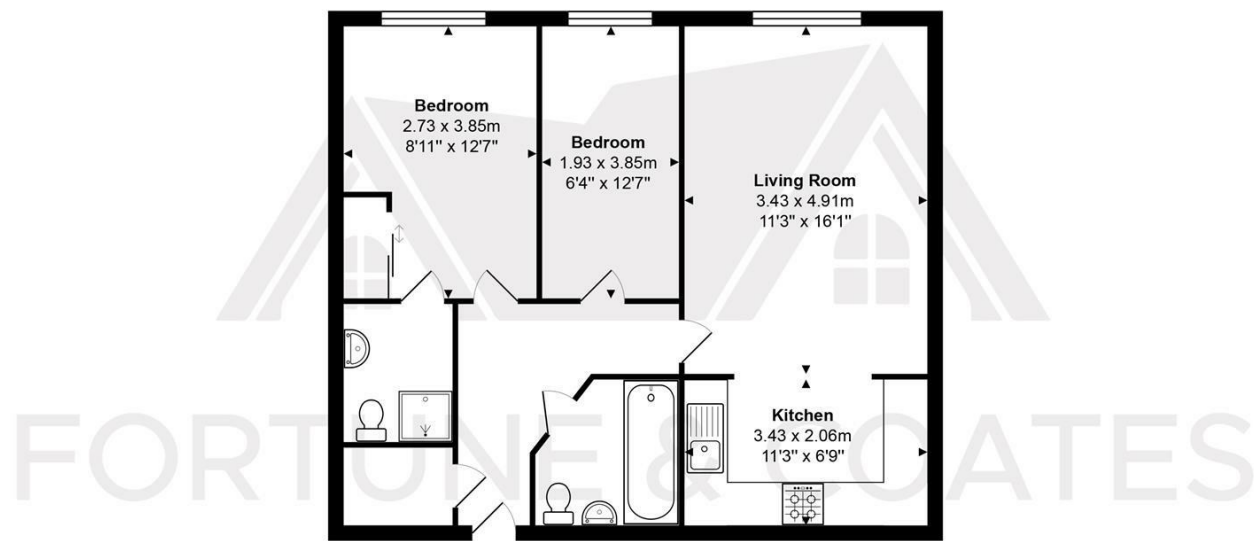
Bedroom 8'11" x 12'7" (2.73 x 3.85)

Bedroom 6'3" x 12'7" (1.93 x 3.85)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where t h e p r o p e r t y h a s b e e n extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



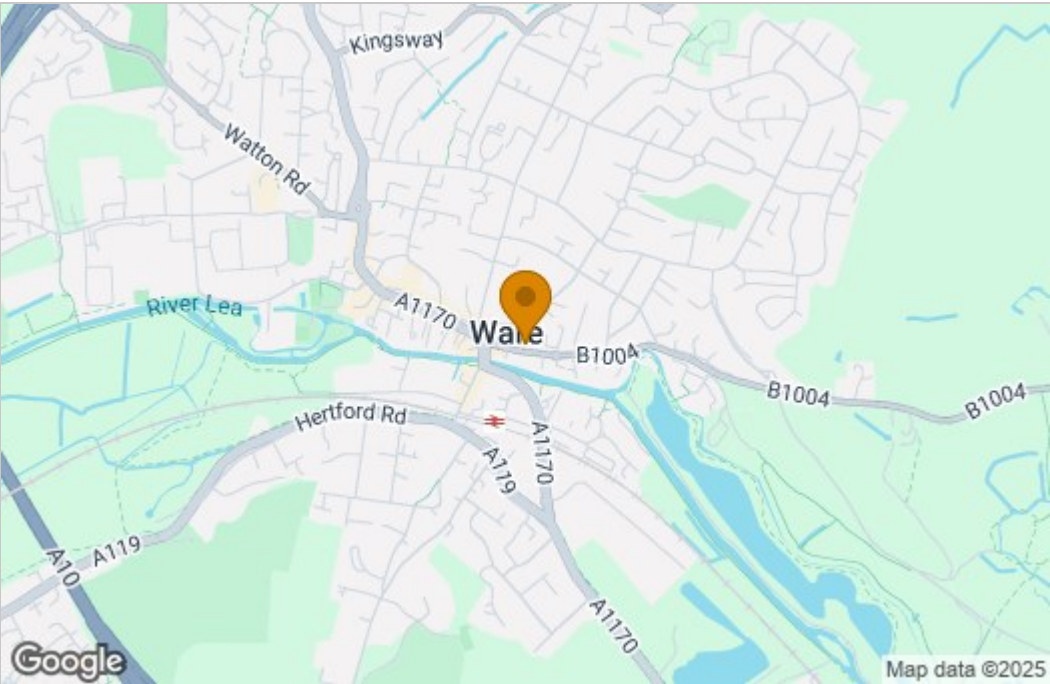
Floor Plan



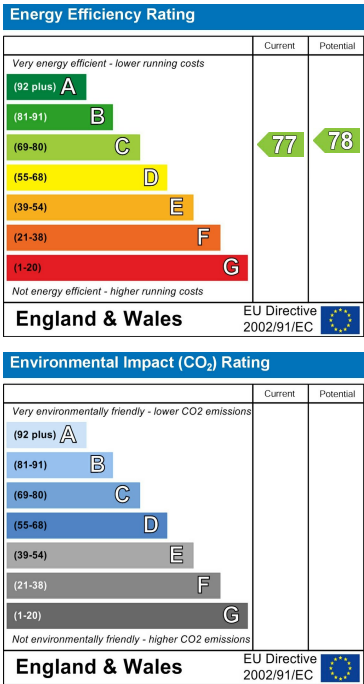
Total Area: approx. 58.3 m² ... 627 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
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Area Map



Energy Efficiency Graph



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