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13 The Bourne, Ware, Herts, SG12 0PU

£400,000

JONATHAN HUNT are delighted to present this superb two-bedroom Victorian cottage, ideally located just a short walk from Ware's vibrant town centre the property benefits from solid wood flooring, gas central heating, and UPVC double glazing. It also boasts a modern kitchen and bathroom, complete with a separate shower. CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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LIVING ROOM 12'1" x 12'1" (3.7 x 3.7)



BATHROOM



INNER HALLWAY



BEDROOM ONE 12'1" x 10'9" (3.7 x 3.28)



KITCHEN 10'7" x 9'0" (3.23 x 2.74)



BEDROOM TWO 9'2" x 7'10" (2.8 x 2.4)



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REAR GARDEN



PATIO GARDENS



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	

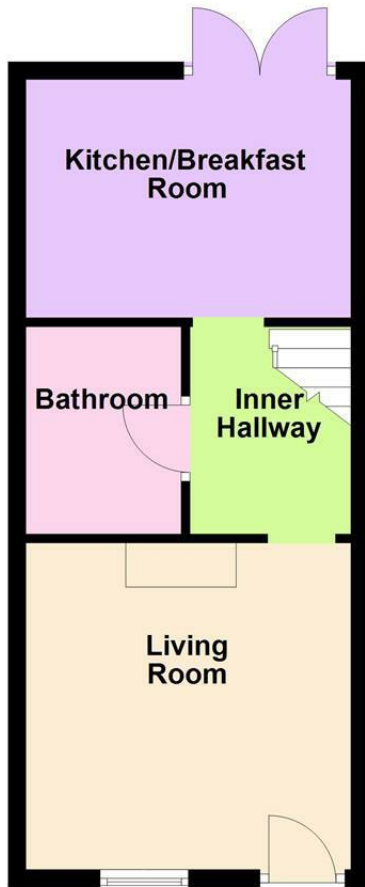
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

EXTERIOR



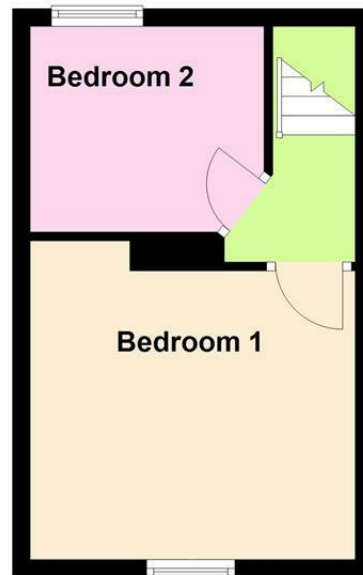
Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



First Floor

Approx. 22.3 sq. metres (239.5 sq. feet)



Total area: approx. 55.2 sq. metres (594.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.