



Elliot Heath
ESTATE AGENTS

35 Lower Bourne Gardens, Ware
Guide Price **£450,000**

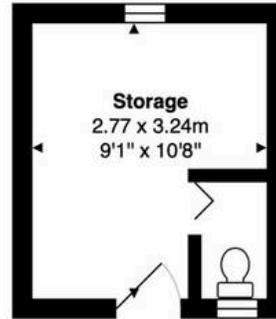
35 Lower Bourne Gardens

Ware, Ware

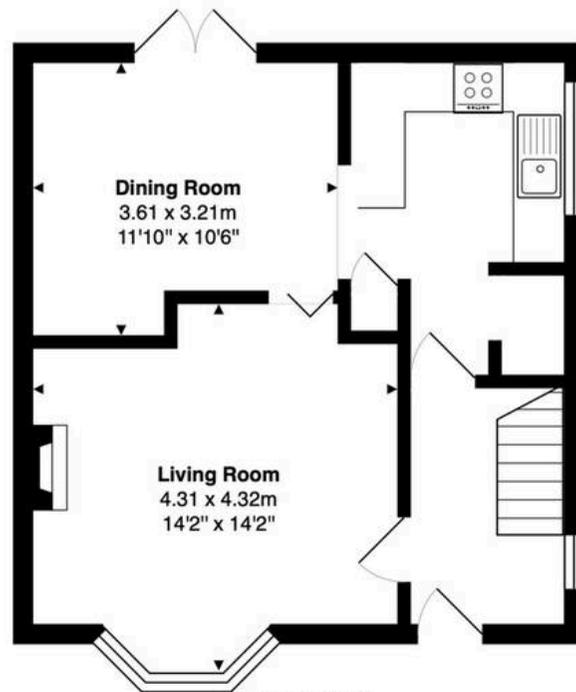
3 bed semi in Ware, close to town centre & station.
Features bay fronted living room, dining room,
kitchen, bathroom, double glazing, gas heating, brick
store, spacious garden, & scenic green views.
Council Tax band: D

Tenure: Freehold

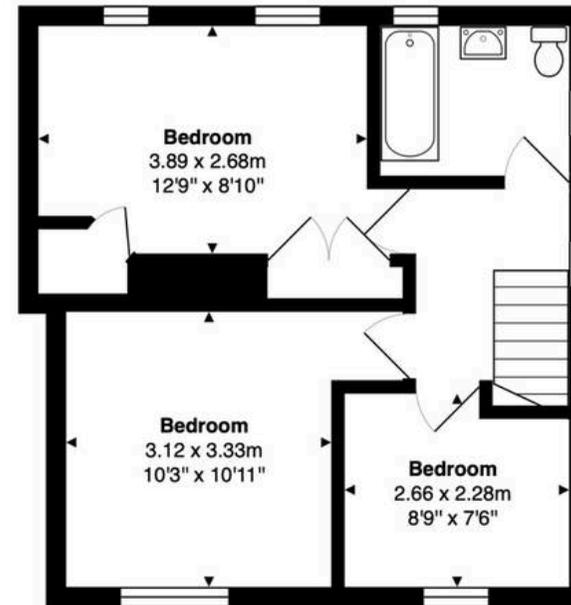




Outbuilding
Area: 9.0 m² ... 97 ft²



Ground Floor
Area: 42.4 m² ... 456 ft²



First Floor
Area: 39.1 m² ... 421 ft²

Total Area: 90.5 m² ... 974 ft²

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

Entrance Hall

With double glazed window to side aspect with obscure glass, radiator, stairs rising to first floor landing, understairs storage cupboard, doors to:

Living Room

14' 2" x 14' 2" (4.31m x 4.32m)

With double glazed bay window to front aspect, radiator, feature fireplace, door to:

Dining Room

11' 10" x 10' 6" (3.61m x 3.21m)

With double glazed double doors opening onto the rear garden, radiator, recess with fitted shelving, open to:

Kitchen

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, tiled flooring, built in storage cupboard, radiator.

First Floor Landing

With double glazed window to side aspect with obscure glass, radiator, doors to:

Bedroom One

12' 9" x 8' 10" (3.89m x 2.68m)

With two double glazed windows to rear aspect, radiator, built in wardrobe cupboards.

Bedroom Two

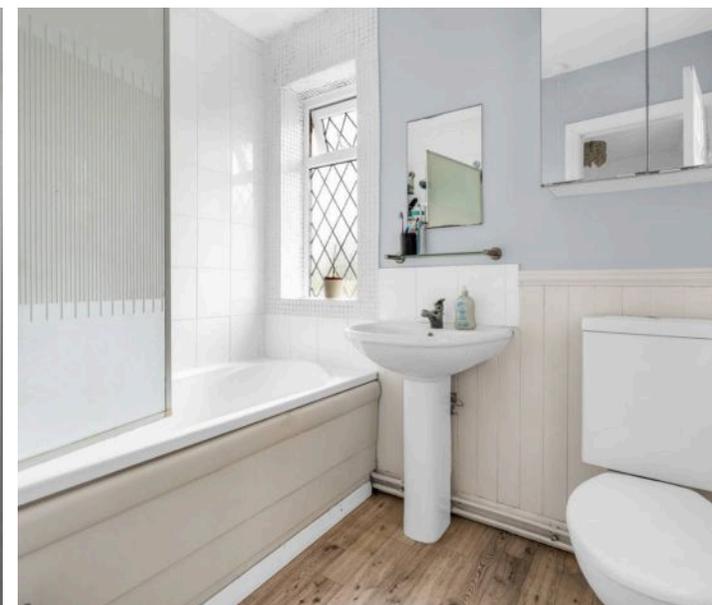
10' 3" x 10' 11" (3.12m x 3.33m)

With double glazed window to front aspect, radiator.

Bedroom Three

8' 9" x 7' 6" (2.66m x 2.28m)

With double glazed window to front aspect, radiator.



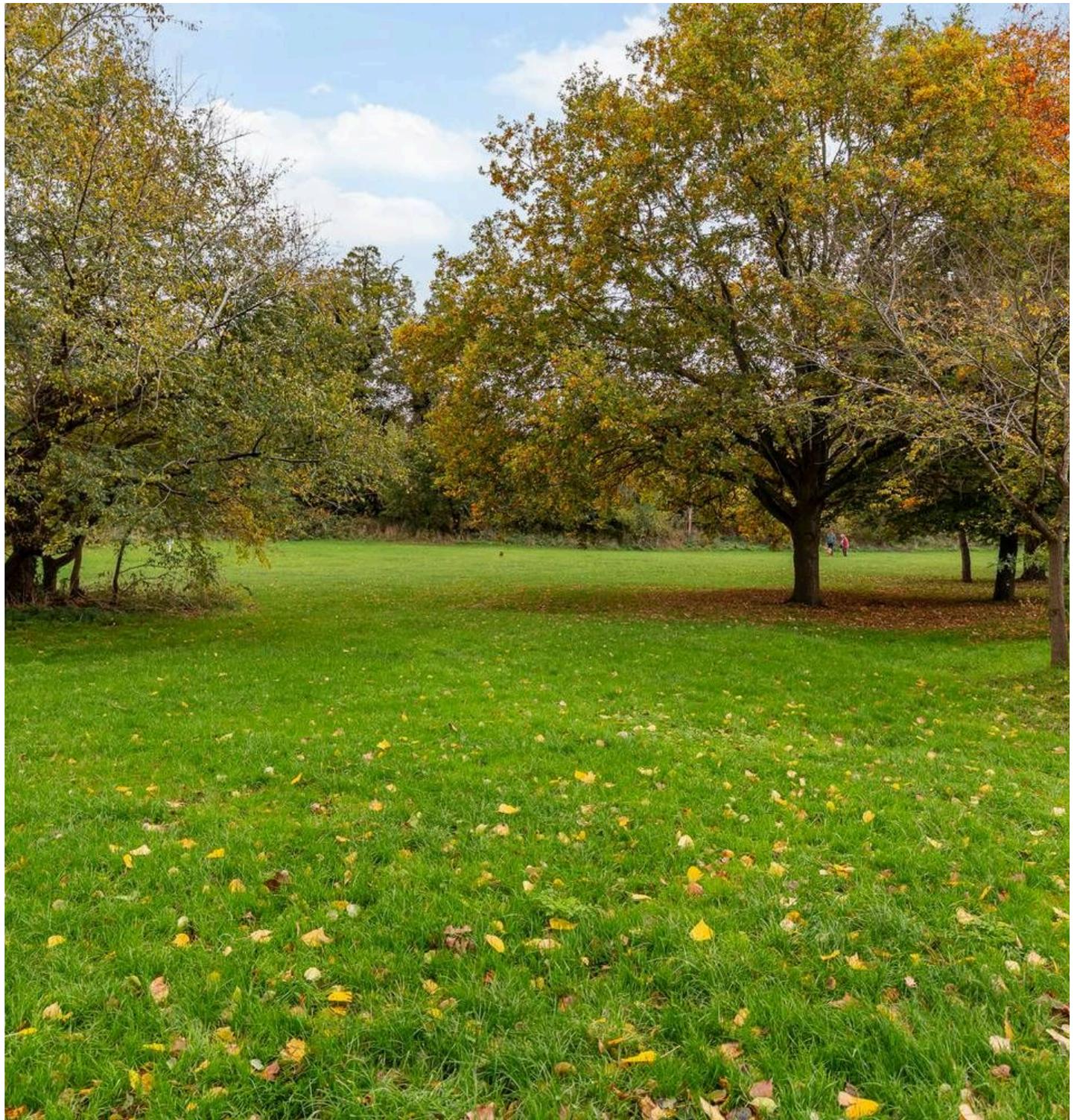
Bathroom

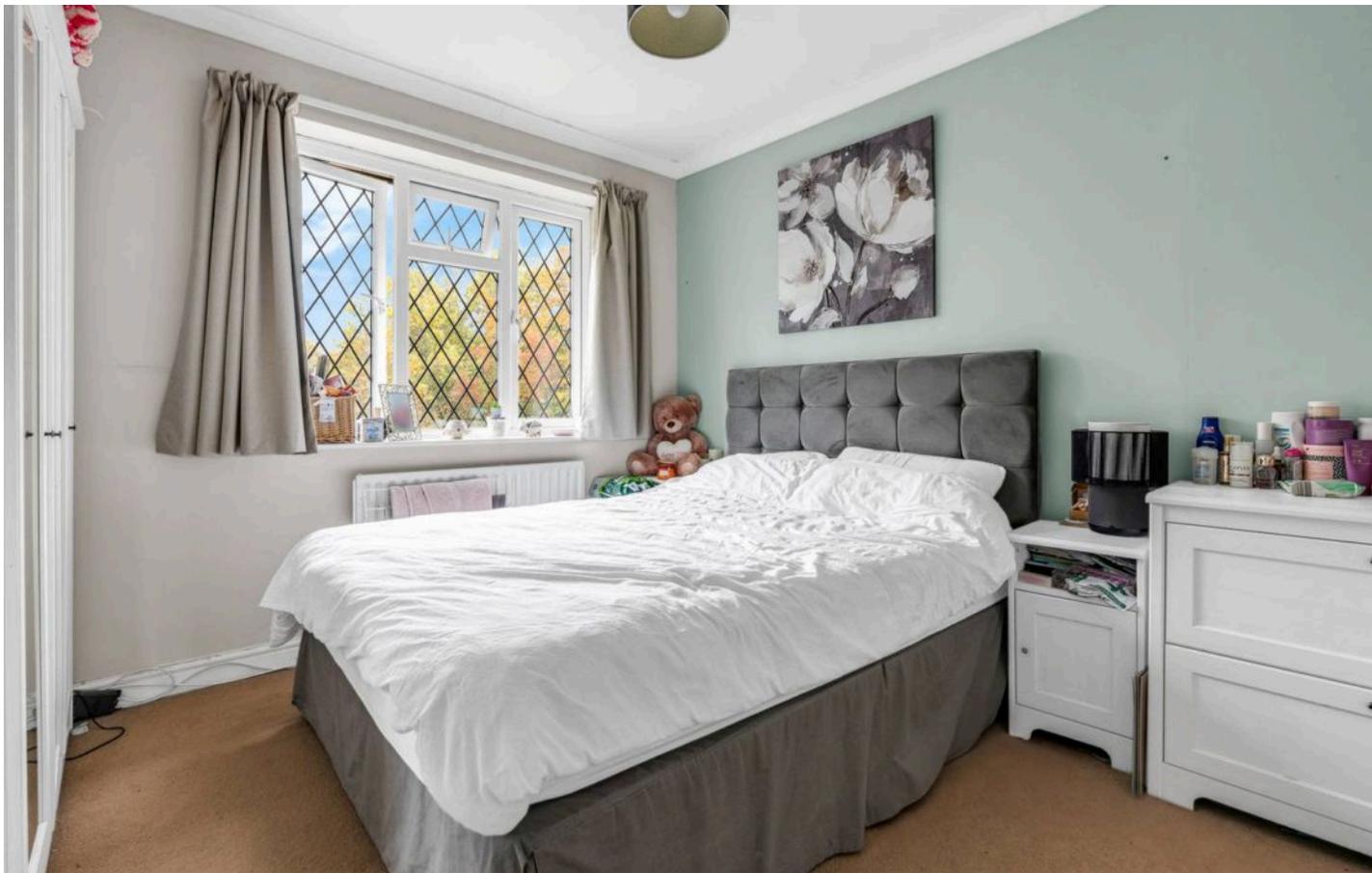
Dual aspect with double glazed windows to rear and side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tongue and groove panelling to half height, wood effect flooring, radiator.

Brick Built Outside Storage

9' 1" x 10' 8" (2.77m x 3.24m)

With window to rear aspect and door to wc.





FRONT GARDEN

The front garden is laid to lawn with steps up to the front entrance door and gated access to the rear garden.

REAR GARDEN

The generous rear garden measures approximately 87' in length and is mainly laid to lawn with patio seating area and access to the brick built storage.

ON STREET

1 Parking Space





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