

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



13 The Bourne, Ware, Herts, SG12 0PU

£379,995

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



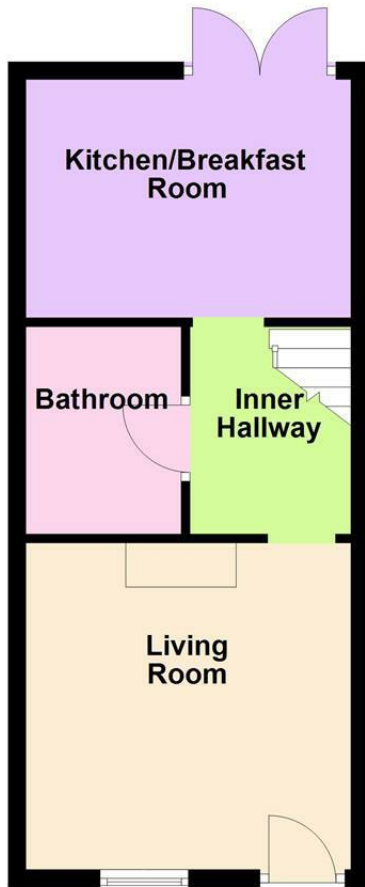
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC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

EXTERIOR



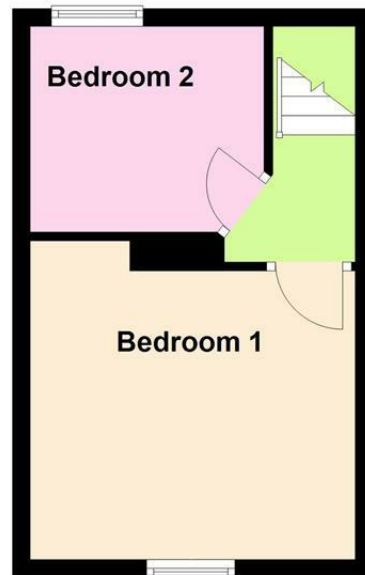
Ground Floor

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.