

Elliot Heath
ESTATE AGENTS

15 Bourne Close, WARE

Guide Price **£410,000**

15 Bourne Close

WARE, Ware

Rarely available two-bedroom end-of-terrace home in a tucked away private road close to Ware's town centre, with a garden backing onto The Bourne Park and allocated parking for three vehicles.
Council Tax band: D

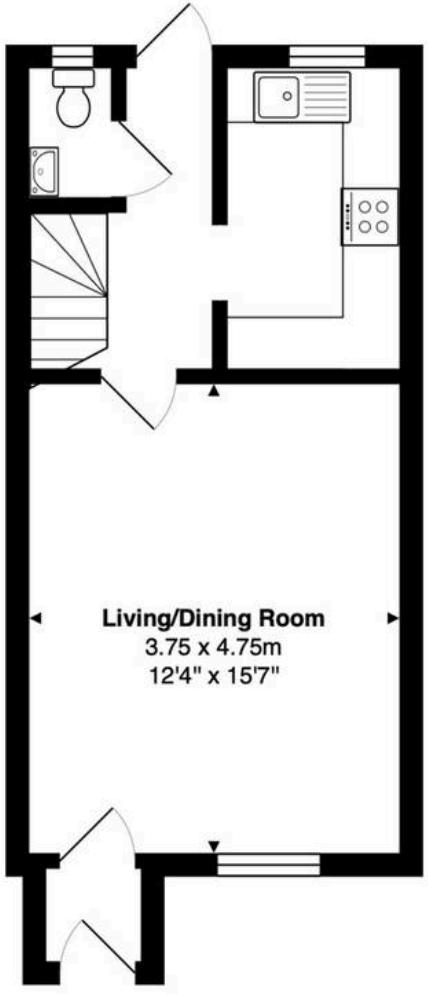
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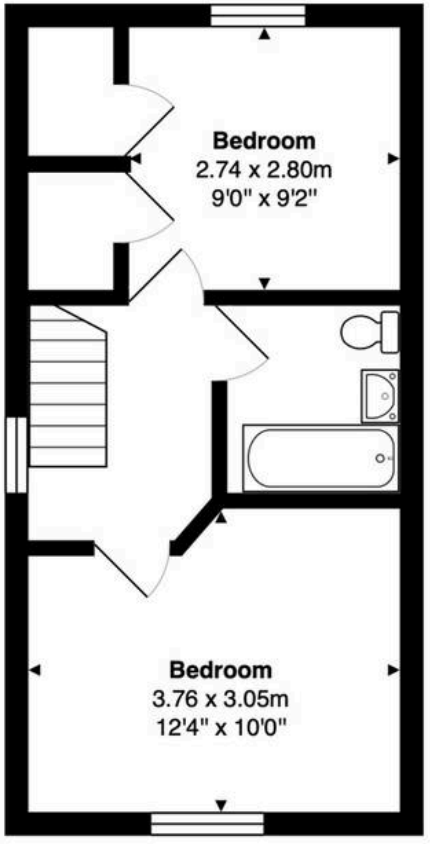








Ground Floor
Area: 30.8 m² ... 332 ft²



First Floor
Area: 29.9 m² ... 322 ft²

Total Area: 60.8 m² ... 654 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 Lobby
With door to:

Living/Dining Room
12' 4" x 15' 7" (3.75m x 4.75m)
With double glazed window to front aspect, two radiators, feature fireplace, door to:

Rear Hallway
With stairs rising to first floor landing, under stairs storage cupboard, radiator, door to the rear garden and doors to:

Downstairs WC
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

Kitchen
With double glazed window to rear aspect over looking the garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, tile effect flooring, radiator.

First Floor Landing
With double glazed window to side aspect, doors to:

Bedroom One
12' 4" x 10' 0" (3.76m x 3.05m)
With double glazed window to front aspect, radiator.

Bedroom Two
9' 0" x 9' 2" (2.74m x 2.80m)
With double glazed window to rear aspect overlooking the garden and The Bourne Park beyond, radiator, two built in wardrobe cupboards.

Bathroom
Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled splash back areas, tile effect flooring, radiator.

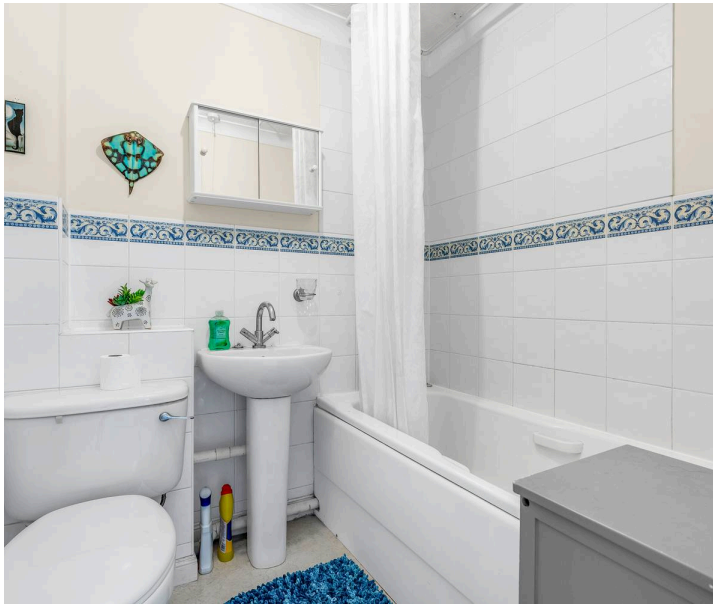












FRONT GARDEN

Heavily stocked front garden with gated access to the rear garden.

REAR GARDEN

The rear garden is mainly laid with shingle with mature planted borders backing onto The Bourne Park.

ALLOCATED PARKING

3 Parking Spaces

Allocated parking for three vehicles.



Elliot Heath Estate Agents

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