

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



11 Lower Bourne Gardens, Ware, SG12 0BJ

£499,995

JONATHAN HUNT are pleased to offer this beautifully presented and extended three double bedroom end terrace home. The property is offered in immaculate condition throughout and features a generously sized Living room, Kitchen/dining room with Island, ground floor Cloakroom and Utility. Externally the property features wonderful well maintained gardens with various outbuildings, entertaining area and side access. To the front there is potential for off street parking.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



UTILITY ROOM



LIVING ROOM 18'8" x 13'8" (5.7 x 4.18)



CLOAKROOM



KITCHEN/DINING ROOM 18'8" x 13'1" (5.7 x 4)



DINING AREA



FIRST FLOOR

BEDROOM ONE 11'9" x 8'7" (3.6 x 2.64)

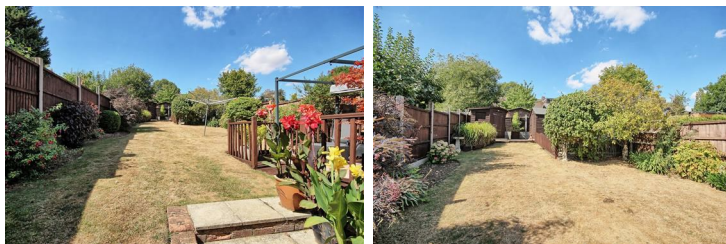


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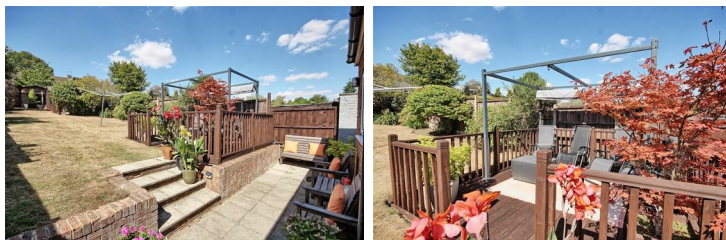
BEDROOM TWO 10'2" x 9'4" (3.1 x 2.86)



REAR GARDEN



ENTERTAINING AREA



BEDROOM THREE 6'11" x 7'2" (2.12 x 2.2)



GARDENS



LUXURY SHOWER ROOM



OUTBUILDINGS



EXTERIOR

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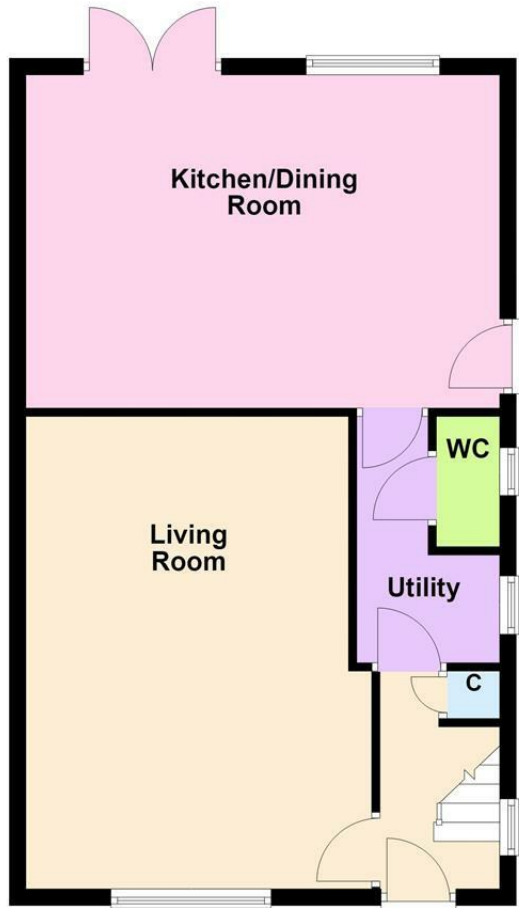


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 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.