

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



12 The Bourne, Ware, Hertfordshire, SG12 0PU

£635,000

JONATHAN HUNT are pleased to offer this deceptively spacious three double bedroom DETACHED BUNGALOW located just a few minutes walk from Ware's town centre. The property is positioned within a secluded courtyard setting with a gated driveway with parking for several cars. Internally the property features a spacious living room, refitted shower room, gas central heating and is offered CHAIN FREE.

12 The Bourne, Ware, Hertfordshire, SG12 0PU

ENTRANCE HALLWAY

LIVING ROOM



BEDROOM THREE



KITCHEN



SHOWER ROOM



BEDROOM ONE



SEPERATE W/C

COURTYARD GARDENS



BEDROOM TWO



DRIVEWAY

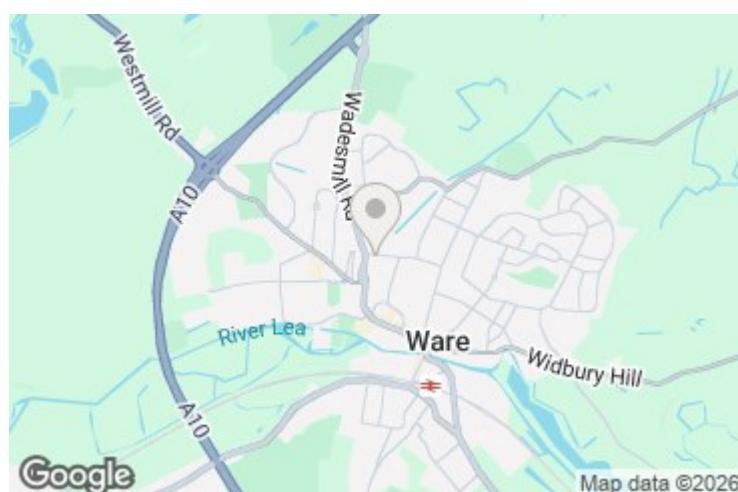


GARAGE/STORE



COUNCIL TAX

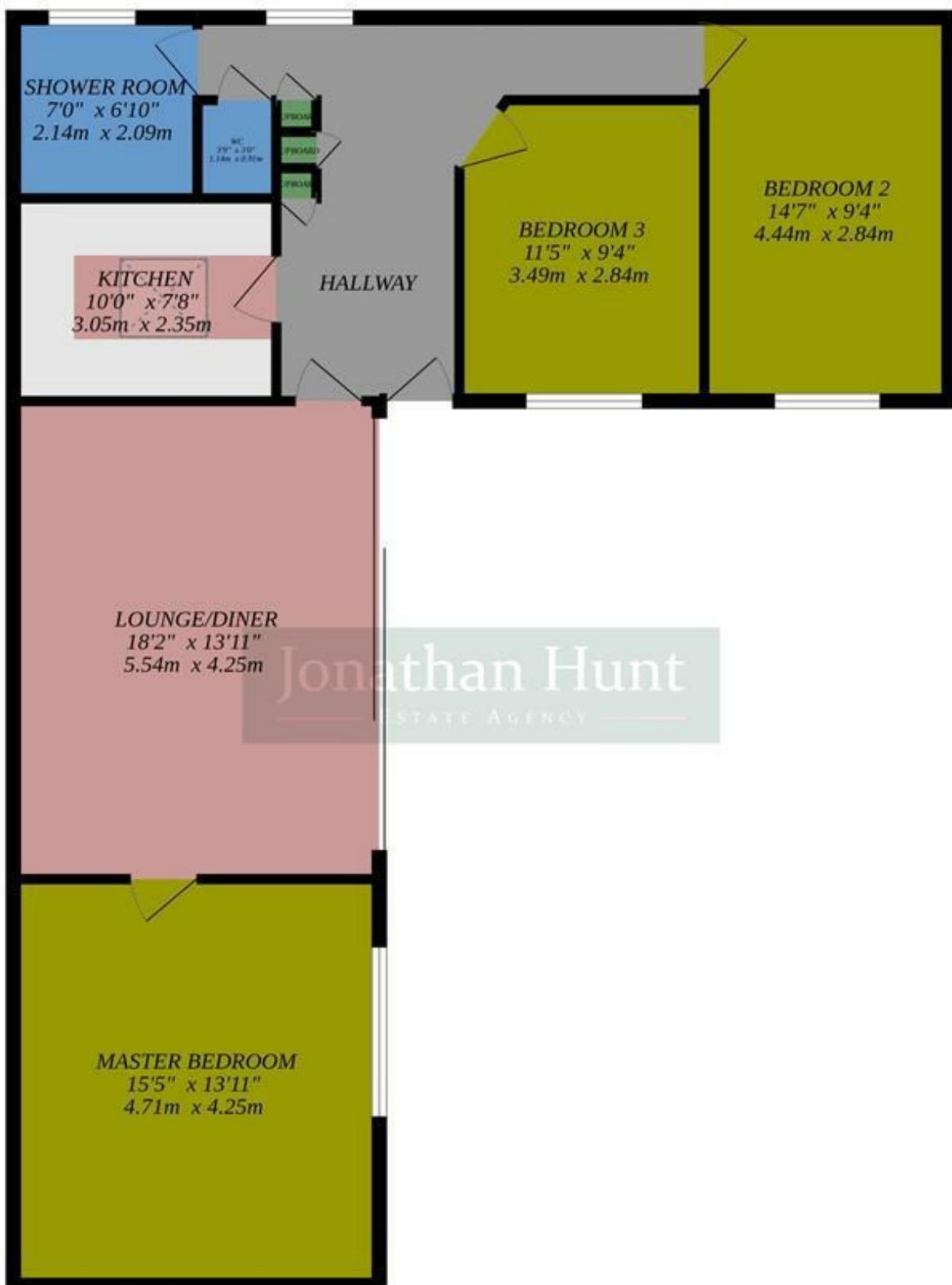
BAND D



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 62 |
| (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 | |
|---|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 65 |
| (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
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022