



£375,000

The Bourne, Ware

KL



The Bourne, Ware, SG12 0PU

Within close proximity to Ware's Town Centre, Keith Ian are delighted to offer this beautifully presented mid terrace two bedroom period cottage available CHAIN FREE.

Offering a wealth of character features the property comprises a lounge, kitchen/diner, internal lobby and bathroom to the ground floor. The first floor offers two well proportioned bedrooms where the main bedroom has extensive fitted wardrobes . Externally there is a good size rear garden mainly laid to lawn with decked area and mature shrub borders.

Ware is located 24 miles north of central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The house is just a few hundred yards from the River Lee, which runs through the town centre with its famous Gazebos, and offers scenic walks towards Hertford to the west and Broxbourne to the south. It is also in the catchment area for both St Catherine's primary school, and Chauncy secondary.

The mainline station is located approximately 0.8 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

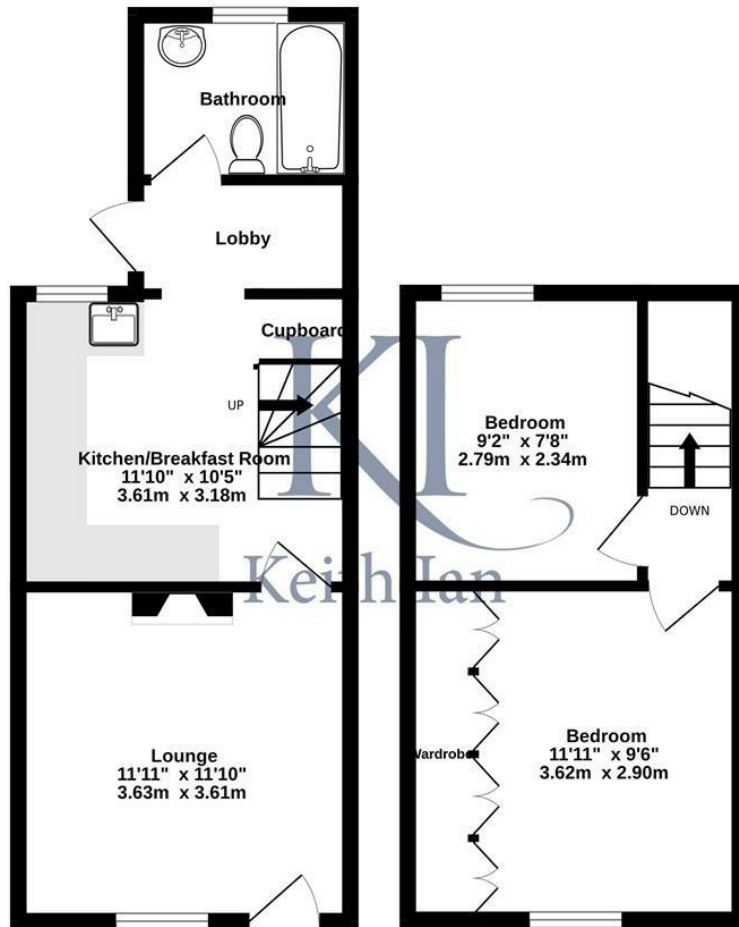






Ground Floor
337 sq.ft. (31.3 sq.m.) approx.

1st Floor
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Accommodation Comprises

Lounge

11'11 x 11'10

Kitchen/Diner

11'10 x 10'5

Lobby

Bathroom

First Floor Landing

Bedroom One

11'11 x 9'6 to wardrobes

Bedroom Two

9'2 x 7'8

Rear Garden

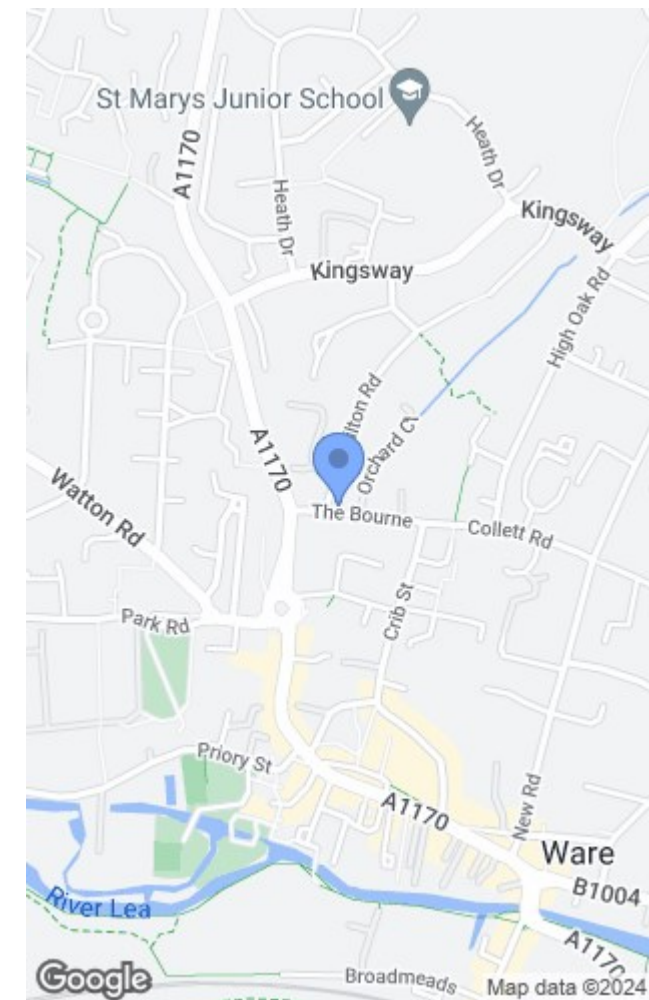
Council Tax

Band C

Annual Cost £1946.54 for 2023/24

what3words

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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		

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