



7 Lower Bourne Gardens, Ware

Ware

Guide Price **£400,000**



7 Lower Bourne Gardens

WARE, Ware

Ensum Brown are delighted to offer this superb terraced family house positioned in this well-regarded residential location. Features include living/dining room, separate re-fitted kitchen, 2 double bedrooms, re-fitted family bathroom, generous rear garden & potential for off street parking (STPP).

Tenure: Freehold



PROPERTY INSIGHT

Ensum Brown are delighted to offer to the sales market this deceptively spacious two-bedroom mid-terraced house situated in a popular residential location within walking distance of Ware's bustling and vibrant High Street. The property has been tastefully updated to a good standard by the present vendors and it offers a great opportunity for the incoming purchaser to extend to the ground floor, convert the loft space and create a driveway - all subject to obtaining the relevant consents. An internal viewing is highly recommended to fully appreciate all of its noteworthy features.

Approaching this home you'll instantly notice that it's peacefully positioned in this well-regarded residential location. There's a good-size front garden laid to lawn with steps leading up to the front door and this home benefits from tunnel-linked side access which is shared with the next door neighbour.

Stepping into the entrance hall, this is a welcoming space with stairs leading up to the first floor accommodation, an under-stairs storage cupboard, radiator and an obscured double glazed window facing the front aspect. Doors lead off to the re-fitted kitchen and the open-plan living/dining room.

Going through to the kitchen, this has recently been upgraded to now offer a tasteful range of grey wall and base units complemented by quartz-effect laminate worktops and a sink with drainer plus mixer tap. There's also a built-in oven with 4-ring hob and extractor over along with an integrated under-counter fridge and freezer. Complementary features include tiled flooring, spotlights, a double glazed window facing the rear aspect, a single door which leads out to the rear garden and a built-in larder cupboard with space and plumbing for a washing machine.

A door leads into the open-plan living/dining room which is a lovely and bright dual-aspect space thanks to the two double glazed windows. The room benefits from fitted carpet and a radiator, it's a nice cosy space ideal for relaxing and there's also space for a dining table and chairs. Whilst the vendor has cosmetically updated this room it requires some finishing touches so there is some updating required.





Moving upstairs, you are greeted by a first floor landing with loft hatch providing access to a partly-boarded loft space. Doors lead off to the two bedrooms plus the family bathroom.

The principal bedroom is positioned at the front of the property and it's an excellent size double bedroom with a double glazed window, radiator and ample space for freestanding wardrobes. Going into the second bedroom, this is another decent size room with a double glazed window, radiator and two built-in storage cupboards.

Completing the first floor of this home is the tastefully re-fitted family bathroom which boasts a three piece suite comprising of a low level push flush WC, wash hand basin with chrome mixer tap and a bath with screen, chrome mixer tap plus wall-mounted chrome shower. Complementary features include tiled flooring and walls, a wall-mounted chrome heated towel rail and an obscured double glazed window facing the rear aspect.

Outside, the property enjoys a larger-than-average West-facing rear garden with a brick-built outbuilding with power and water connected. There's a large area laid to lawn which leads to a lovely patio area to the extreme rear complete with a timber storage shed. This delightful garden is perfect for a growing family and also a great entertaining area.

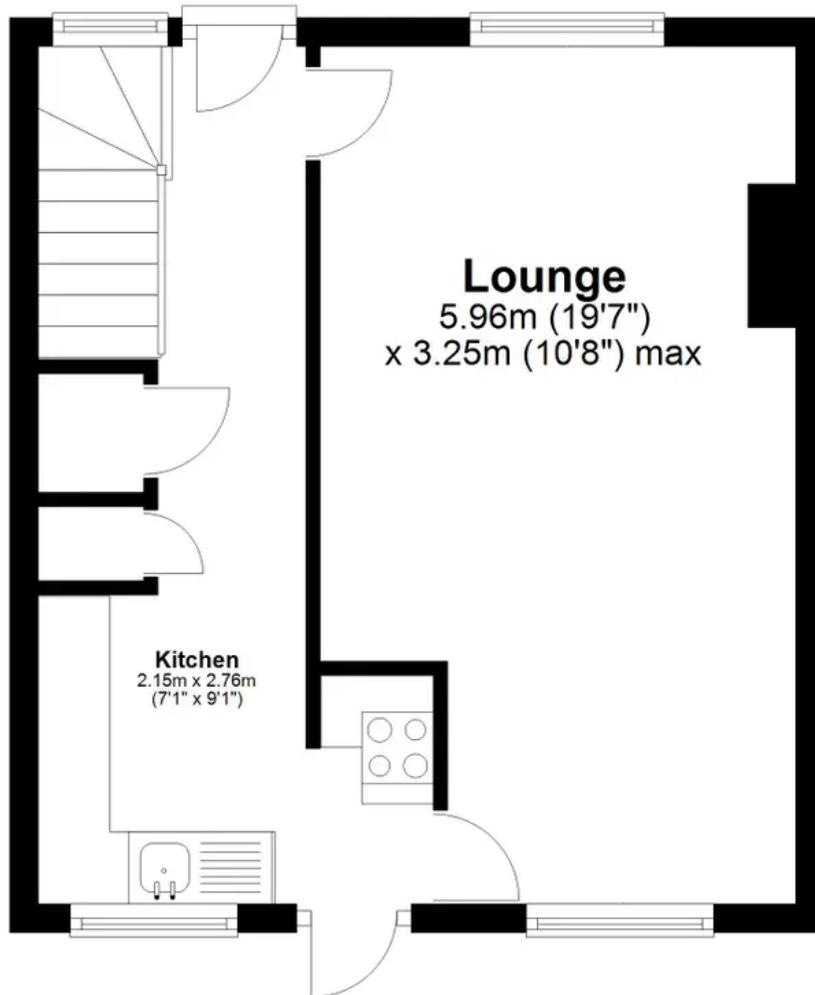
As previously mentioned, the property also offers excellent potential to extend to the ground floor, convert the loft space and create a driveway at the front, all subject to obtaining the relevant consents. Don't miss out on this superb home which is an ideal first-time, downsize or investment purchase.





Ground Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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