



Elliot Heath
ESTATE AGENTS

24 Lower Bourne Gardens, WARE

Guide Price **£490,000**

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WARE, Ware

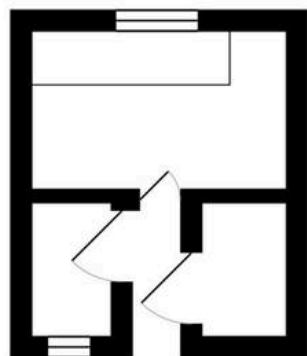
Traditional 3-bed semi with generous south westerly garden & immediate vacant possession. Close to green space, footpath & Ware town centre. Spacious ground floor, 2 receptions, bathroom & outhouse. Council Tax band: D

Tenure: Freehold

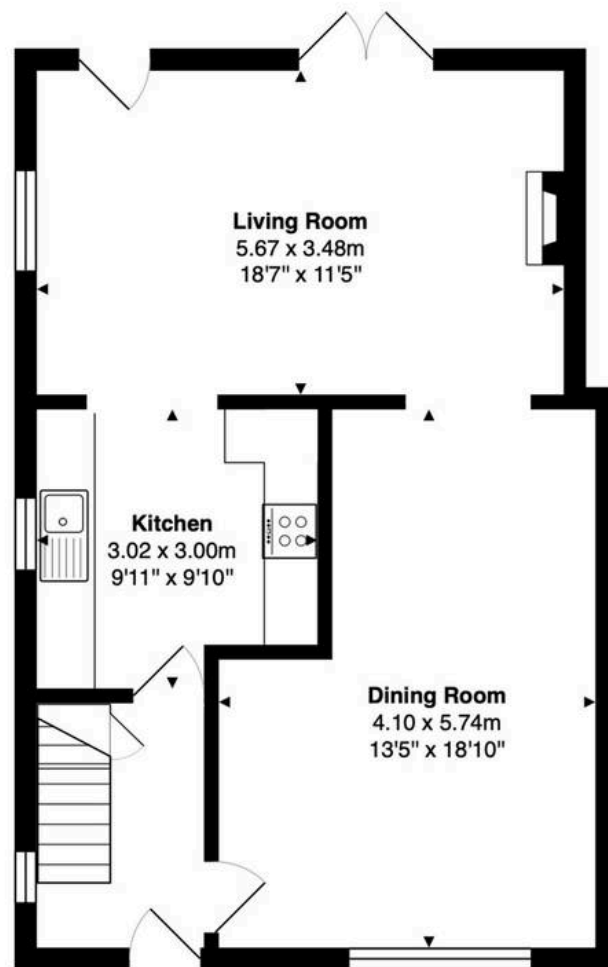
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

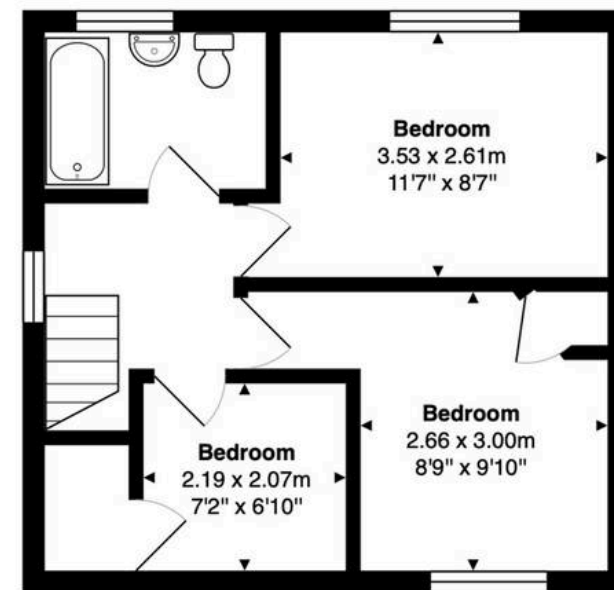




Outbuilding
Area: 7.3 m² ... 79 ft²



Ground Floor
Area: 55.4 m² ... 596 ft²



First Floor
Area: 35.0 m² ... 377 ft²

Total Area: 97.8 m² ... 1053 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 Hall

With double glazed window to side aspect, stairs rising to first floor landing, under stairs storage cupboard, wood effect flooring, radiator, doors to:

Dining Room

13' 5" x 18' 10" (4.10m x 5.74m)

With double glazed window to front aspect, radiator, open to:

Living Room

18' 7" x 11' 5" (5.67m x 3.48m)

With double glazed window to side aspect and double doors and single door to the rear garden, feature fireplace, two radiators, open to:

Kitchen

9' 11" x 9' 10" (3.02m x 3.00m)

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, breakfast bar, tiled splash back areas, wood effect flooring, radiator, door to entrance hall.

First Floor Landing

With double glazed window to side aspect, loft access, doors to:

Bedroom One

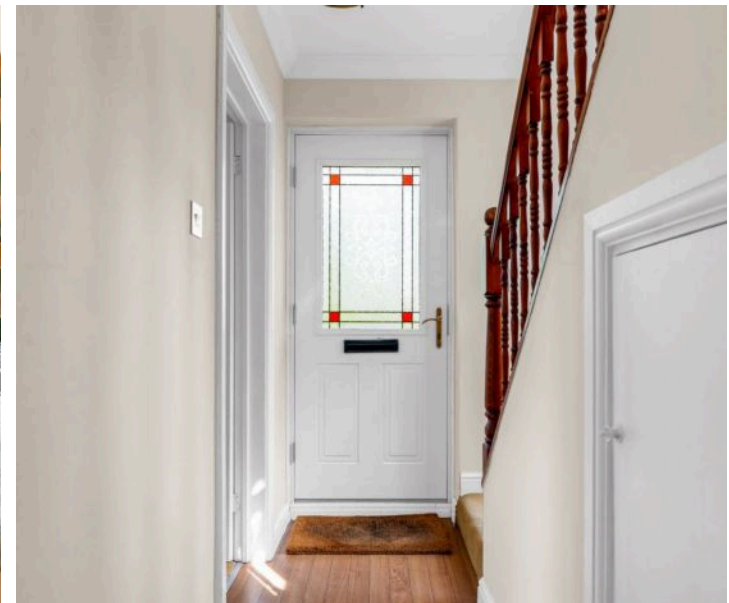
11' 7" x 8' 7" (3.53m x 2.61m)

With double glazed window to rear aspect, radiator.

Bedroom Two

8' 9" x 9' 10" (2.66m x 3.00m)

With double glazed window to front aspect, radiator, built in storage cupboard.



Bedroom Three

7' 2" x 6' 9" (2.19m x 2.07m)

With double glazed window to front aspect, radiator, large built in storage cupboard.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled walls, radiator.

Outbuilding

With two storage cupboards to the front one featuring a window and door to main outbuilding with window to rear aspect.





FRONT GARDEN

Front garden laid with lawn and attractive planting and gated access to the rear garden.

REAR GARDEN

Undoubtably one of the main features of this lovely home is the generous rear garden that features heavily stocked and mature borders, patio seating area and access to the outbuilding.







Elliot Heath Estate Agents

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