



## Bourne Close, WARE

£400,000 Freehold

CHAIN FREE • Private Road • Gas Central Heating • Driveway • Attractive Mews Style • Private Rear Garden •  
Downstairs W/C • 0.4 Miles to Town Centre





## Accommodation Comprises:

### Hallway

### Lounge/Diner

15' 5" x 12' 3" (4.71m x 3.73m)

### Kitchen

6' 8" x 5' 8" (2.02m x 1.73m)

### w/c

### Bedroom 1

10' 2" x 9' 11" (3.11m x 3.02m)

### Bedroom 2

9' 11" x 8' 11" (3.02m x 2.72m)

### Bathroom

### Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Keith Ian are pleased to bring to market this well-presented two-bedroom mid-terraced house, offered CHAIN FREE and benefiting from a private driveway, modern finishes and well-maintained indoor and outdoor space. The property is conveniently located approximately 0.4 miles from Ware town centre and around 1 mile from Ware railway station, making it well suited to commuters, first-time buyers and small families.

The ground floor features a spacious open-plan lounge/diner with wood effect flooring throughout. The room benefits from excellent natural light via a front-facing bay window, with a feature fireplace providing a focal point and flexibility for both living and dining arrangements. Leading from the living area, the modern kitchen is fitted with white wall and base units, integrated appliances, a built-in oven and gas hob, offering ample storage and worktop space. There is also a well appointed ground floor cloakroom for added convenience.

Upstairs, the property offers two generously sized bedrooms, both finished in neutral décor and benefiting from built in storage/wardrobes. The modern bathroom is well presented, fitted with a bath and standing shower, wash basin all complemented by tiled walls, a heated towel rail and a vanity mirror. Externally, the property benefits from a driveway to the front and a private, enclosed rear garden with patio areas and useful storage.

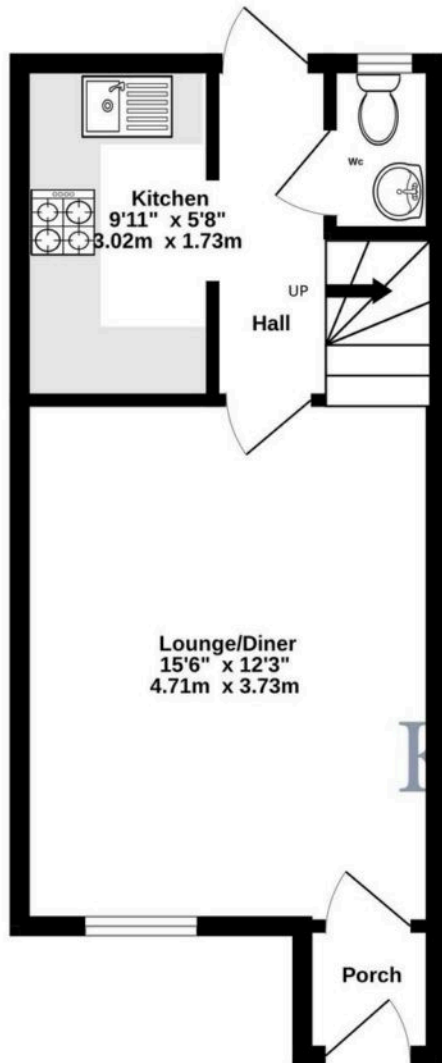
Ware is a beautiful town in Hertfordshire, offers an exceptional lifestyle centred around its vibrant and welcoming High Street. Living close to this bustling hub brings the perfect mix of convenience and charm, with a wide range of independent shops, boutique stores, and local businesses offering something for everyone. Whether you're enjoying a coffee at a cosy café, catching up with friends at a traditional pub, or dining out at one of the many restaurants serving cuisines from around the world, there's always something to explore. The regular market adds to the appeal, showcasing fresh local produce and unique artisanal goods. Throughout the year, the High Street comes alive with community events, festivals, and celebrations, creating a warm and inclusive atmosphere for all ages.

Council Tax band: D

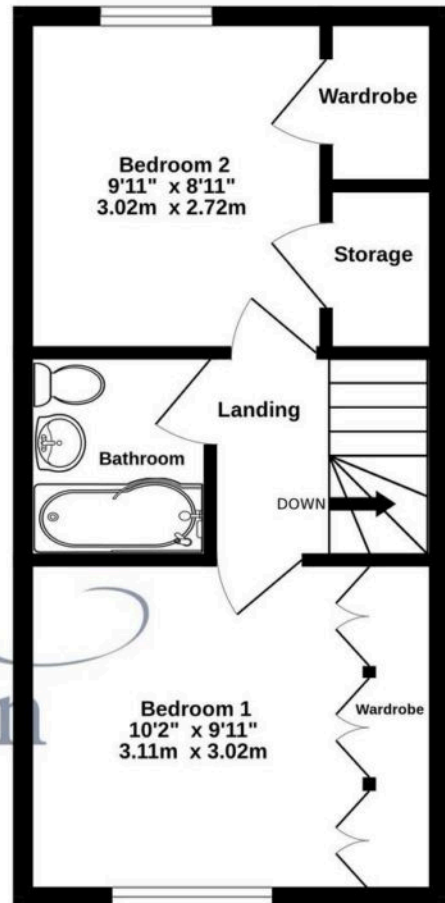
Tenure: Freehold

EPC Energy Efficiency Rating: C

Ground Floor  
325 sq.ft. (30.2 sq.m.) approx.



1st Floor  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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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