



FOR SALE
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4 Bourne Close, Ware, SG12 0PX
Guide Price £235,000

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****CHAIN FREE** IDEAL INVESTMENT OR FIRST TIME BUY**** Bourne Close is a quiet cul-de-sac, Ideally situated just a short walk from Ware High Street and approximately half a mile from Ware BR Station, which provides regular services to London Liverpool Street.

This first-floor apartment, part of a block of just six units, offers great potential for refurbishment, reflected in its competitive asking price. Accessed via communal hallways and a single flight of stairs, the property features a central entrance hall with built-in storage, leading to all rooms. The accommodation includes a spacious lounge measuring approximately 17', two bedrooms, a generously sized kitchen, and a fully tiled bathroom.

Externally, the property benefits from a garage-en-bloc. Additional features include double glazing and electric central heating. As mentioned the property is being sold chain-free and needs to be viewed ASAP.



Entrance Hall 6'2 x 6 (1.88m x 1.83m)

Lounge 17'2 x 13 (5.23m x 3.96m)

Kitchen 9'8 x 9'7 (2.95m x 2.92m)

Bedroom One 13 x 9'8 (3.96m x 2.95m)

Bedroom Two 9'7 x 7'6 (2.92m x 2.29m)

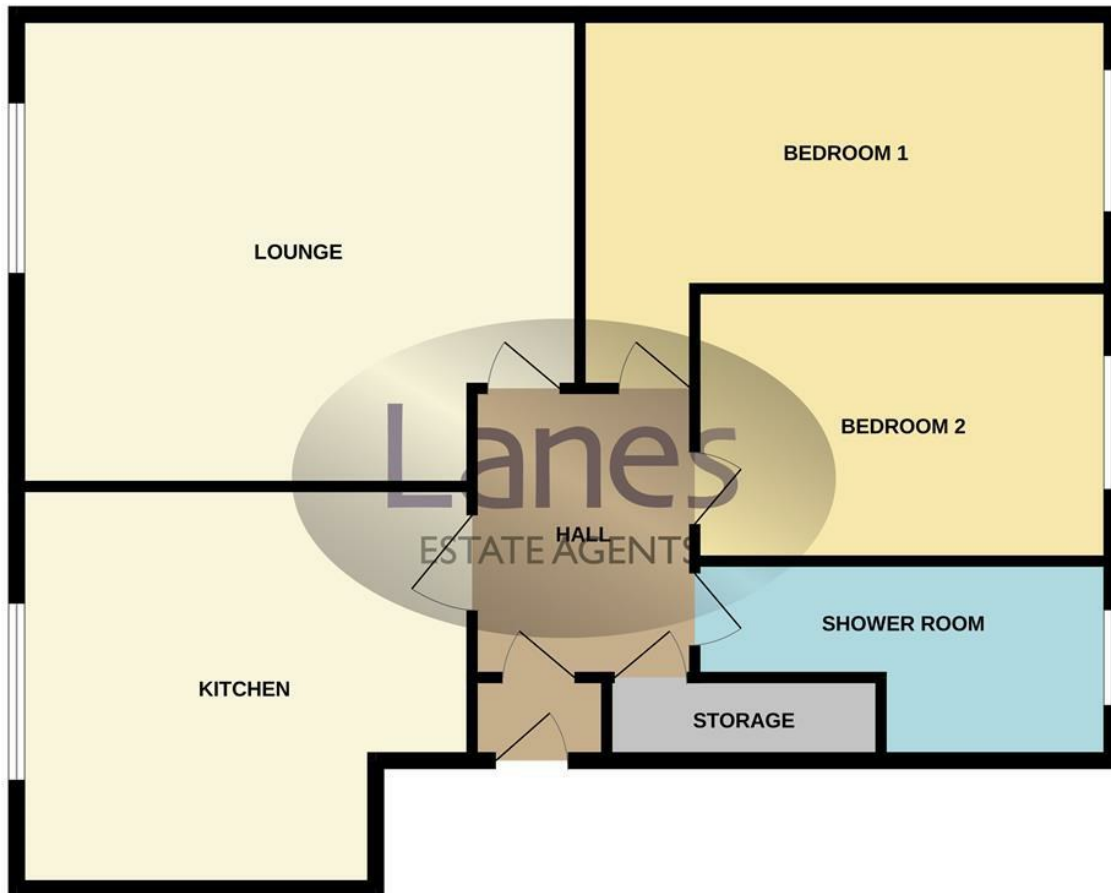
Family Bathroom

Garage En-Bloc





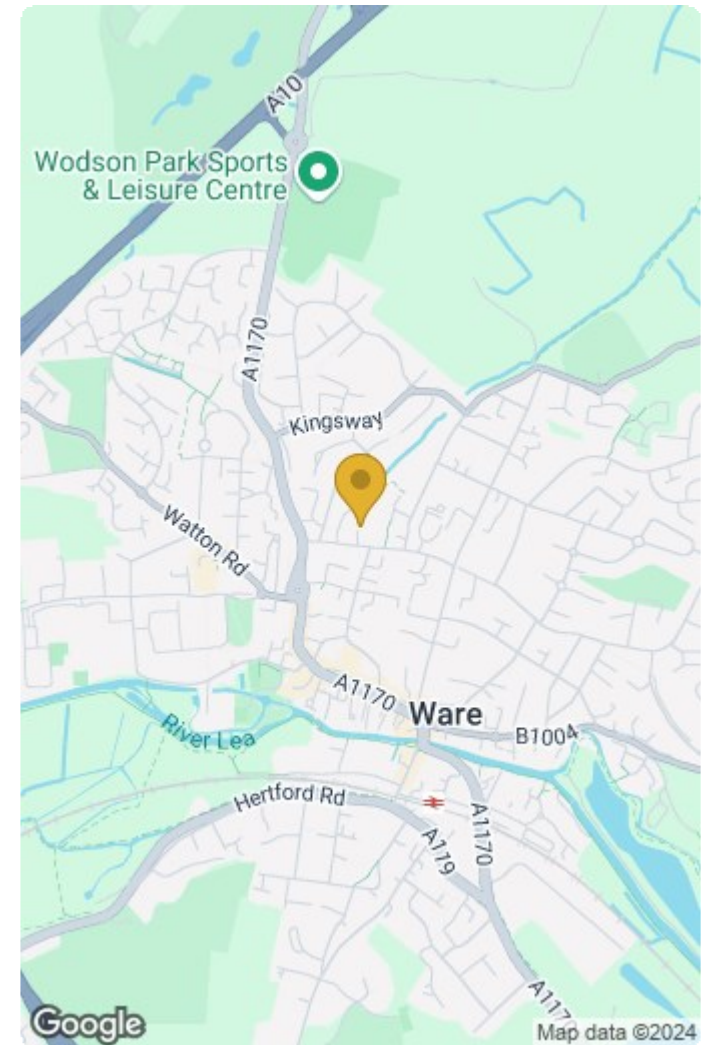
GROUND FLOOR



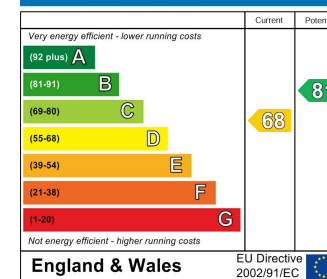
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

