

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



99 Musley Hill, Ware, SG12 7NQ

£650,000

JONATHAN HUNT are pleased to offer this deceptively spacious FOUR BEDROOM VICTORIAN home located just 10 minutes walk from Ware town centre. This rarely available character home offers many original features and in particular 100ft + rear garden with a Westery aspect. An internal viewing is highly recommended to appreciate this fabulous home.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM 11'11" x 11'11" (3.65 x 3.64)



FIRST FLOOR



BEDROOM ONE 15'5" x 12'1" (4.72 x 3.69)



DINING ROOM 15'6" x 11'10" (4.74 x 3.62)



FAMILY BATHROOM 9'10" x 9'6" (3.01 x 2.91)



KITCHEN/BREAKFAST ROOM 13'6" x 10'2" (4.12 x 3.11)



SHOWER ROOM 4'9" x 4'3" (1.47 x 1.30)

SECOND FLOOR



BEDROOM FOUR 8'10" x 6'5" (2.71 x 1.97)



BEDROOM TWO 12'5" x 11'11" (3.79 x 3.64)



EXTERIOR



BEDROOM THREE 10'2" x 10'1" (3.10 x 3.08)



REAR GARDENS



HOME OFFICE/SUMMER HOUSE



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FRONT

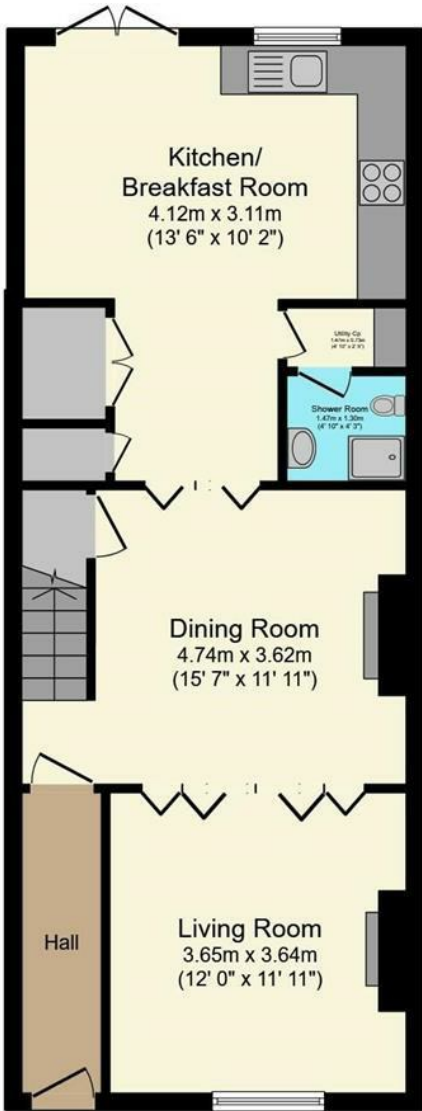


COUNCIL TAX BAND - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

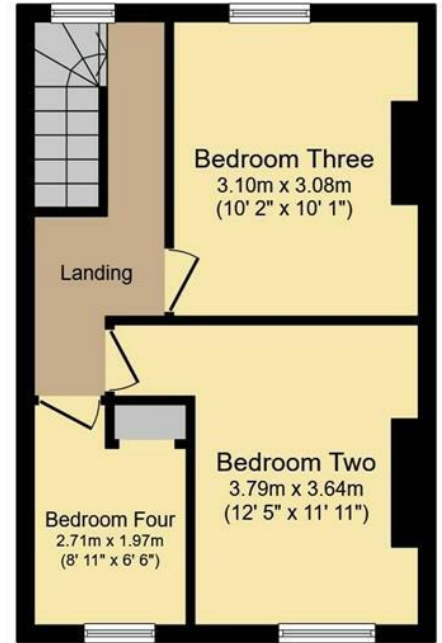
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total floor area 130.6 sq.m. (1,405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission