

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

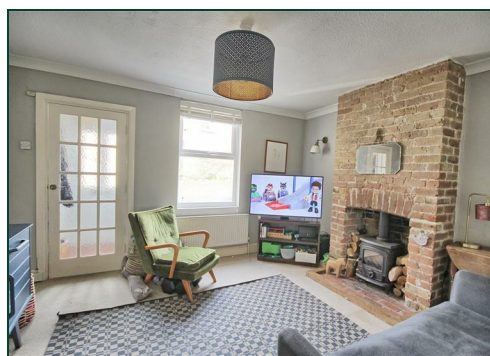
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



48 Musley Hill, Ware, Hertfordshire, SG12 7NB

£400,000

JONATHAN HUNT are pleased to offer this charming Victorian TWO DOUBLE BEDROOM COTTAGE located within a few minutes walk of Ware town centre and station. The property features two reception rooms, feature brick fireplace with wood burner, double glazed windows and gas central heating. Internal viewing recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE PORCH

LIVING ROOM 13' x 11' (3.96m x 3.35m)



KITCHEN 8 x 7'6 (2.44m x 2.29m)



BATHROOM



FEATURE BRICK FIREPLACE WITH LOG BURNER



FIRST FLOOR LANDING

BEDROOM ONE 13'1" x 10'11" (4 x 3.35m)



DINING ROOM 13 x 10'3 (3.96m x 3.12m)



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BEDROOM TWO 10'4 x 10'3 (3.15m x 3.12m)



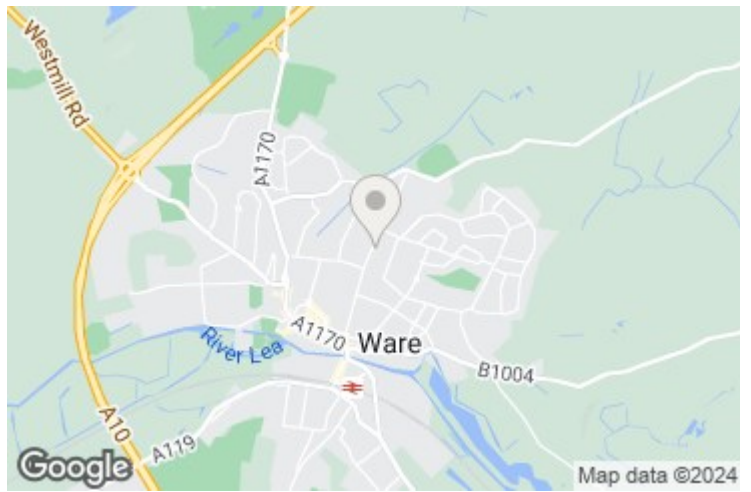
FRONT OF PROPERTY



REAR GARDEN



COUNCIL TAX BAND - C



EXTERIOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(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	88
(81-91) B	
(69-80) C	
(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	



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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