

# Jonathan Hunt

ESTATE AGENCY

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**9 Musley Hill, Ware, Hertfordshire, SG12 7NA**

**£365,000**

JONATHAN HUNT are pleased to offer this TWO BEDROOM, END-TERRACED COTTAGE situated within WALKING DISTANCE to Ware's town centre, with all of its local amenities and mainline station connecting to London Liverpool Street. Being sold CHAIN FREE, the property further benefits TWO RECEPTION ROOMS, private rear garden with side access, and has been completely REFURBISHED THROUGHOUT. Must be viewed internally to be fully appreciated.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



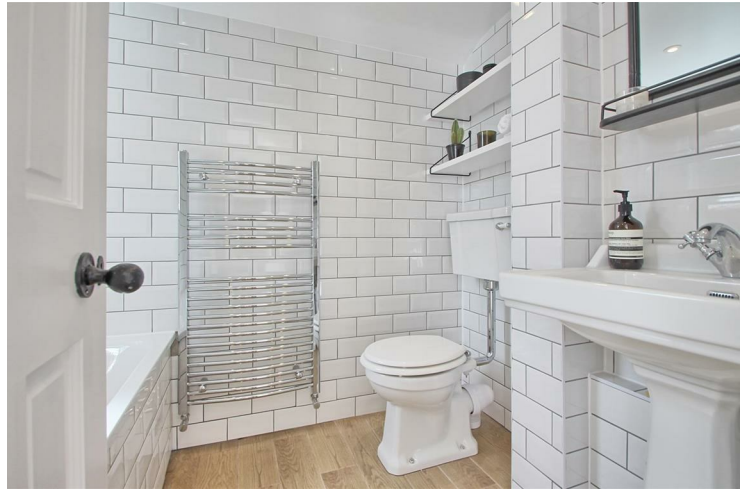
## 9 Musley Hill, Ware, Hertfordshire, SG12 7NA

### FRONT ASPECT

#### LIVING ROOM



### BATHROOM



### FIRST FLOOR LANDING

#### BEDROOM ONE



#### BEDROOM TWO



### DINING ROOM



### KITCHEN

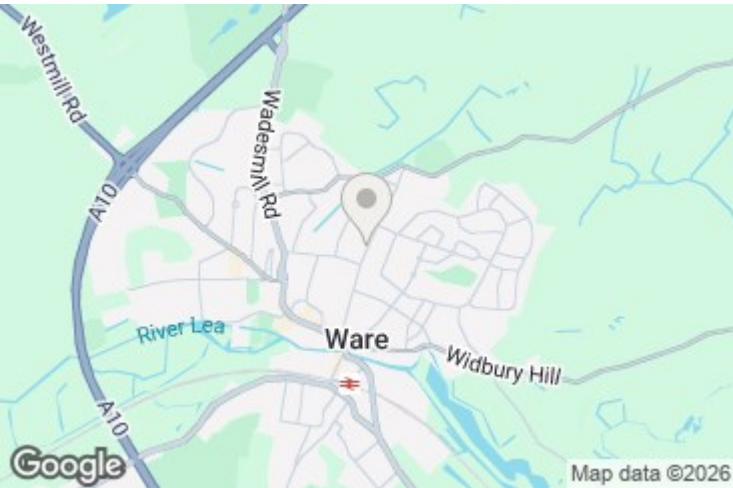


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REAR GARDEN



EXTERIOR



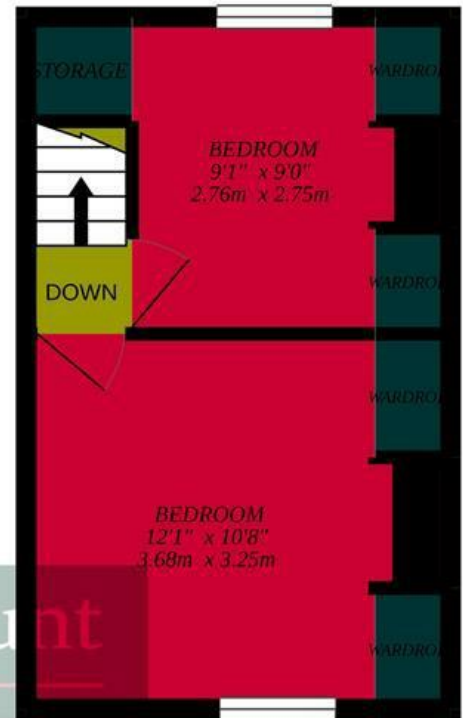
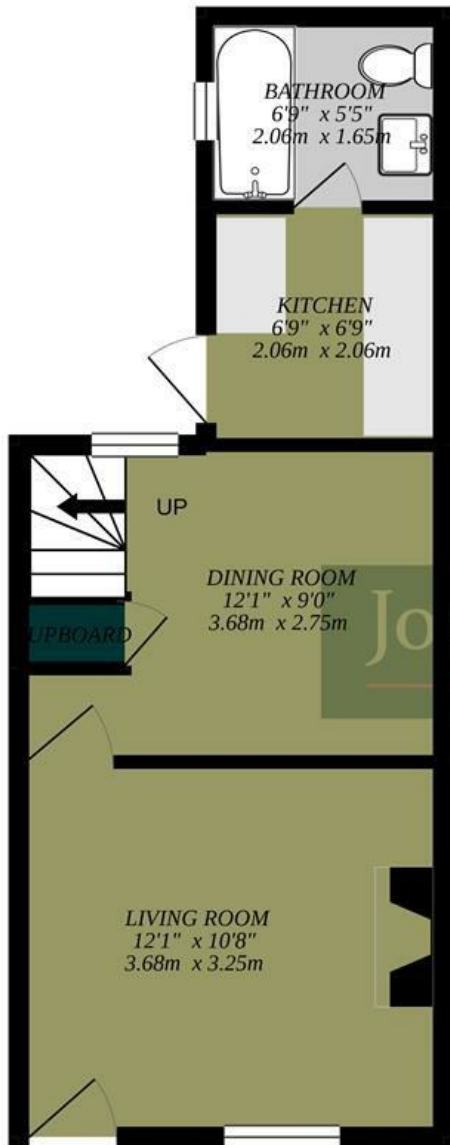
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 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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