



Elliot Heath
ESTATE AGENTS

27 Musley Hill, WARE
Prices From **£410,000**

27 Musley Hill

WARE, Ware

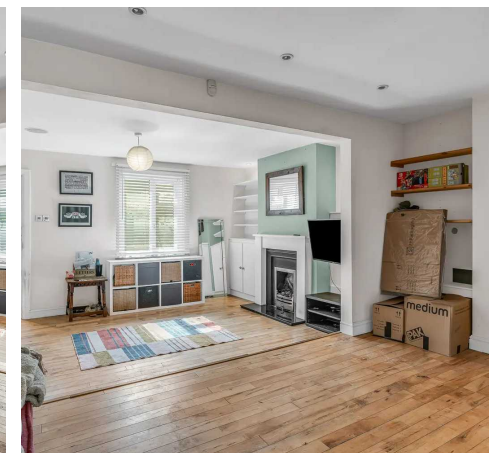
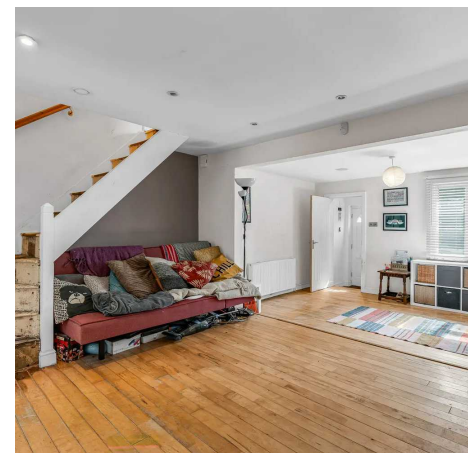
Victorian townhouse in Ware, offering spacious living, open plan layout, solid oak flooring, en-suite shower, private garden. Close to town centre, shops, bars, restaurants, and train station. Call Elliot Heath on 01920 293333 for viewing.

Council Tax band: C

Tenure: Freehold

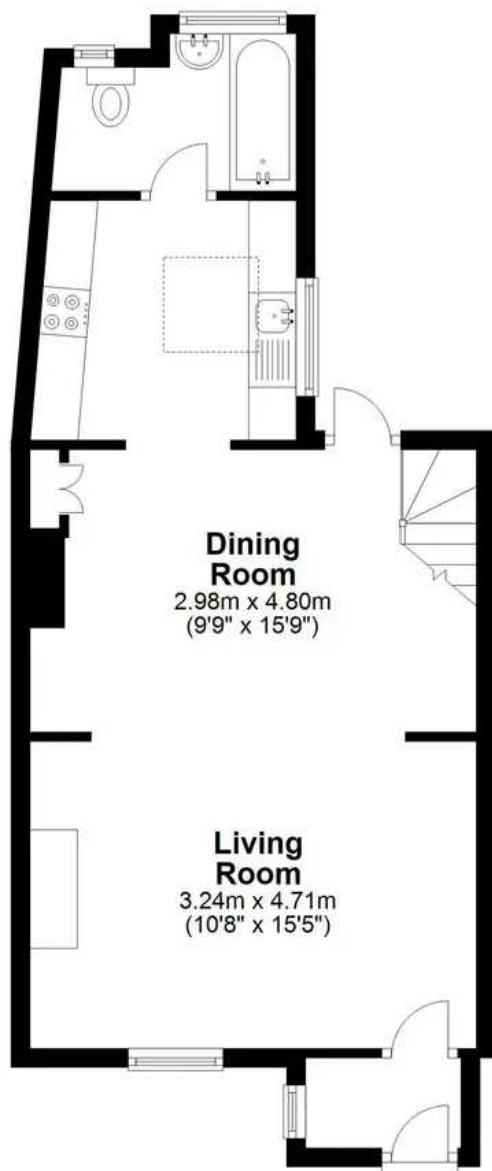
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



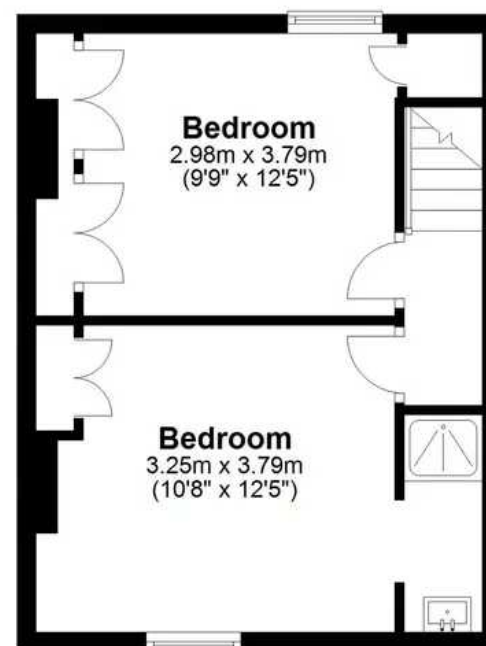
Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With double glazed window to side aspect and door to:

Living Room

10' 8" x 15' 5" (3.24m x 4.71m)

With double glazed window to front aspect, wood flooring, feature fireplace, built in cupboard and shelving to one alcove, radiator, open to:

Dining Room

9' 9" x 15' 9" (2.98m x 4.80m)

With double glazed door opening onto the rear garden, wood flooring, radiator, stairs rising to first floor landing, built in storage cupboard, fitted shelving to alcove, open to:

Kitchen

With double glazed window to side aspect together with a skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven and microwave, hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, tiled flooring, door to:

Bathroom

With double glazed windows with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wall hung wash hand basin, low flush wc, tiled splash back areas, tiled flooring, circular chrome heated towel rail.

First Floor Landing

With doors to:

Bedroom One

10' 8" x 12' 5" (3.25m x 3.79m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards, open to:



En Suite Shower

Fitted with a suite comprising tiled shower cubicle, wash hand basin, tiled splash back areas, tiled flooring.

Bedroom Two

9' 9" x 12' 5" (2.98m x 3.79m)

With double glazed window to rear aspect, radiator, built in storage cupboard, fitted wardrobe cupboards.





FRONT GARDEN

The property is approached by a walled front garden and is partly paved with mature shrubs.

REAR GARDEN

The low maintenance rear garden is paved throughout with raised beds and timber garden shed.





Elliot Heath Estate Agents

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