



**Elliot Heath**  
ESTATE AGENTS

**14 Musley Hill, Ware**  
Guide Price £410,000



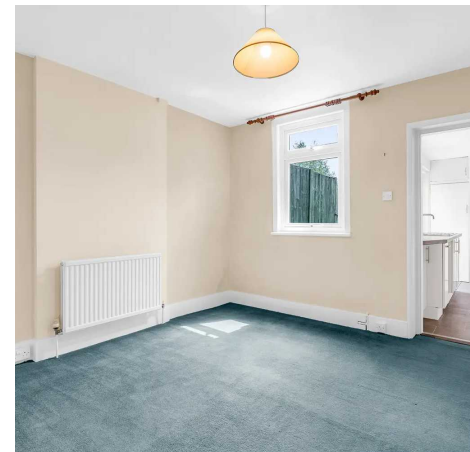
# 14 Musley Hill

Ware, Ware

Charming 2-bed Victorian home near Ware's train station and amenities. Versatile layout with 2 reception rooms, fitted kitchen, basement room, 2 double bedrooms, and lovely views. Low maintenance front garden and landscaped rear garden. No chain. Contact Elliot Heath at 01920 293333.

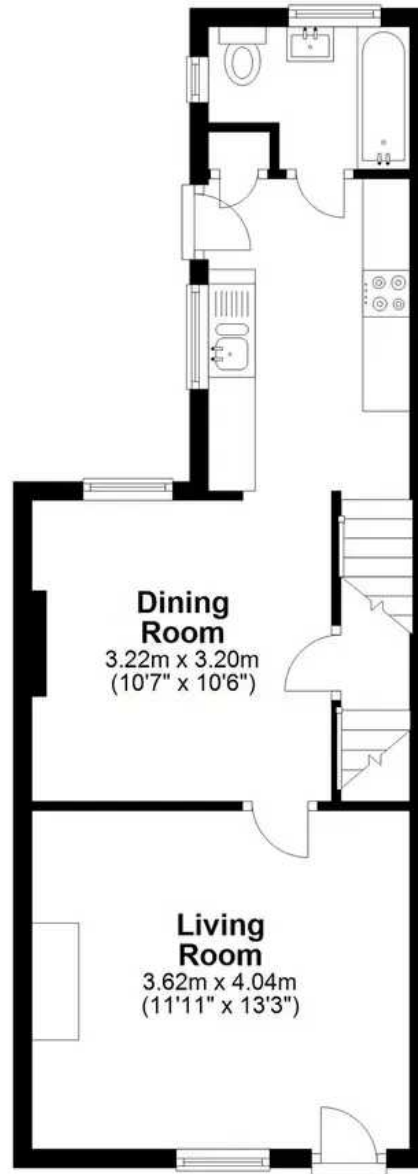
Council Tax band: C

Tenure: Freehold



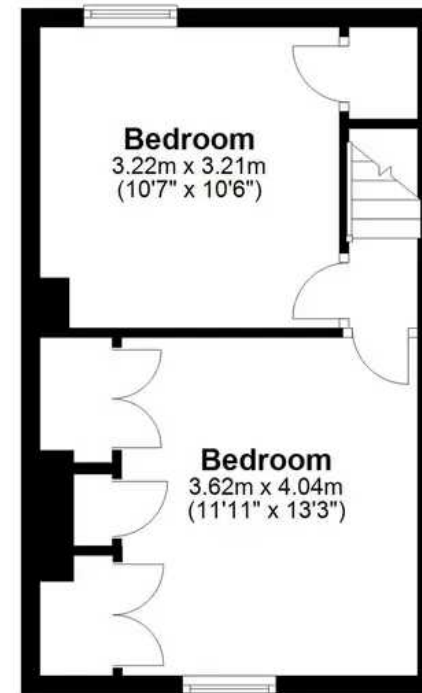
## Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



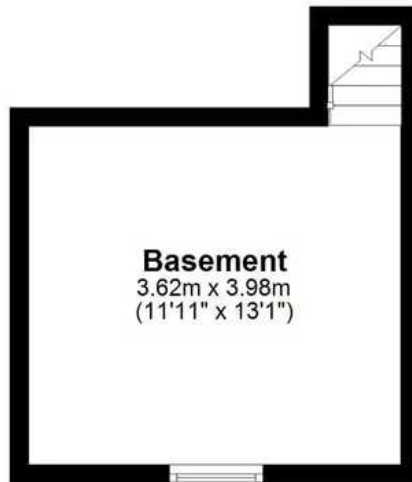
## First Floor

Approx. 28.1 sq. metres (302.0 sq. feet)



## Basement

Approx. 15.2 sq. metres (164.1 sq. feet)



Total area: approx. 82.7 sq. metres (890.5 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.

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### Accommodation

Front entrance door to:

### Living Room

11' 11" x 13' 3" (3.62m x 4.04m)

With double glazed window to front aspect, radiator, feature fireplace, picture rail. door to:

### Dining Room

10' 7" x 10' 6" (3.22m x 3.20m)

With double glazed window to rear aspect, radiator, door to basement, built in storage cupboard, open to:

### Kitchen

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven, hob with extractor over, appliance space, built in storage cupboard, tiled flooring, radiator, stairs to first floor landing, door to:

### Bathroom

Dual aspect with double glazed to side and rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.

### Basement

11' 11" x 13' 1" (3.62m x 3.98m)

With double glazed window to front aspect with obscure glass, exposed brick walls and flooring, wall mounted boiler and meters.

### First Floor Landing

With doors to:



**Bedroom One**

11' 11" x 13' 3" (3.62m x 4.04m)

With double glazed window to front aspect, radiator, built in wardrobe cupboards, dado rail.

**Bedroom Two**

10' 7" x 10' 6" (3.22m x 3.21m)

With double glazed window to rear aspect, radiator, built in storage cupboard, dado rail.







### **FRONT GARDEN**

To the front the property benefits from a low maintenance garden retained by a brick wall with steps up to the front entrance door.

### **REAR GARDEN**

The rear garden has been attractively landscaped and provides much privacy with mature shrubs and plants together with two patio seating areas.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)