



**Elliot Heath**  
ESTATE AGENTS

**180 Musley Hill, WARE**  
Guide Price £500,000



# 180 Musley Hill

WARE, Ware

Deceptively spacious 3-bedroom Victorian-style home in a small development of 6 homes, close to Ware town centre. 2 reception rooms, ensuite to main bedroom, private rear garden, and allocated. Council Tax band: TBD

Tenure: Freehold

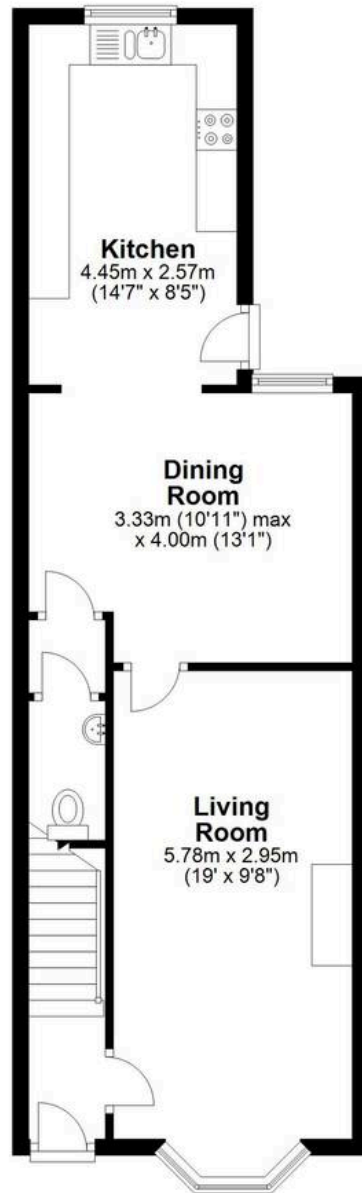
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



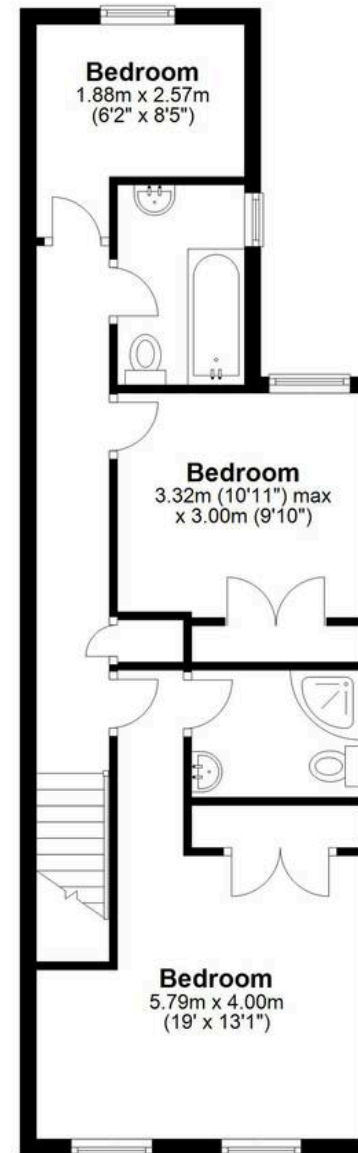
### Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 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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### Entrance Hall

With stairs rising to first floor landing and door to:

### Living Room

19' 0" x 9' 8" (5.79m x 2.95m)

With double glazed bay window to front aspect, radiator, feature gas fireplace, coving to ceiling, door to:

### Dining Room

10' 11" x 13' 1" (3.33m x 3.99m)

With double glazed window to rear aspect, radiator, coving to ceiling, open to kitchen and door to:

### Inner Lobby

With door to:

### Downstairs WC

Fitted with a suite comprising dual flush wc, wall hung wash hand basin, tiled splash back areas, radiator, wood effect flooring.

### Kitchen

14' 7" x 8' 5" (4.45m x 2.57m)

With double glazed window to rear aspect and door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, integrated dishwasher and fridge/freezer, space and plumbing for washing machine, tiled splash back areas, wood effect flooring.

### First Floor Landing

With built in storage cupboard, doors to:

### Bedroom One

19' 0" x 13' 1" (5.79m x 3.99m)

With two double glazed windows to front aspect, radiator, built in wardrobe cupboards, door to;





**En Suite Shower Room**

Fitted with a suite comprising tiled shower cubicle, concealed cistern wc, pedestal wash hand basin, tiled walls, wood effect flooring, heated towel rail.

**Bedroom Two**

10' 11" x 9' 10" (3.33m x 3.00m)

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

**Bedroom Three**

6' 2" x 8' 5" (1.88m x 2.57m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising panel enclosed bath, wall hung wash hand basin, dual flush wc, tiled walls, heated towel rail, wood effect flooring.





### FRONT GARDEN

To the front the property has a low maintenance garden laid with paving and slate.

### REAR GARDEN

The rear garden benefits from a patio seating area with steps up to the artificial lawn and the timber summerhouse and gated access to the rear. The summerhouse benefits from two plug main sockets, a ceiling light and an outside light above the door.

### SECURE GATED

2 Parking Spaces

Private owned allocated parking to the rear is secured by electrically operated gates







## Elliot Heath Estate Agents

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