



Elliot Heath
ESTATE AGENTS

6 Musley Hill, WARE
Prices From **£430,000**

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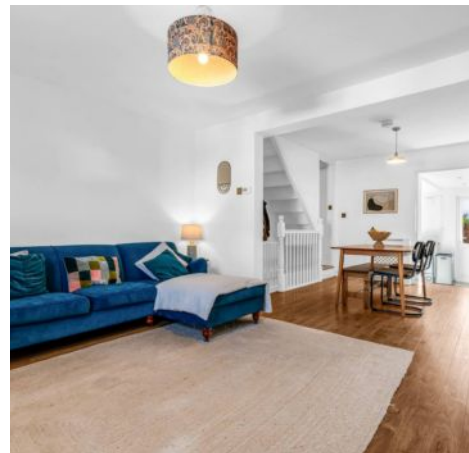
WARE, Ware

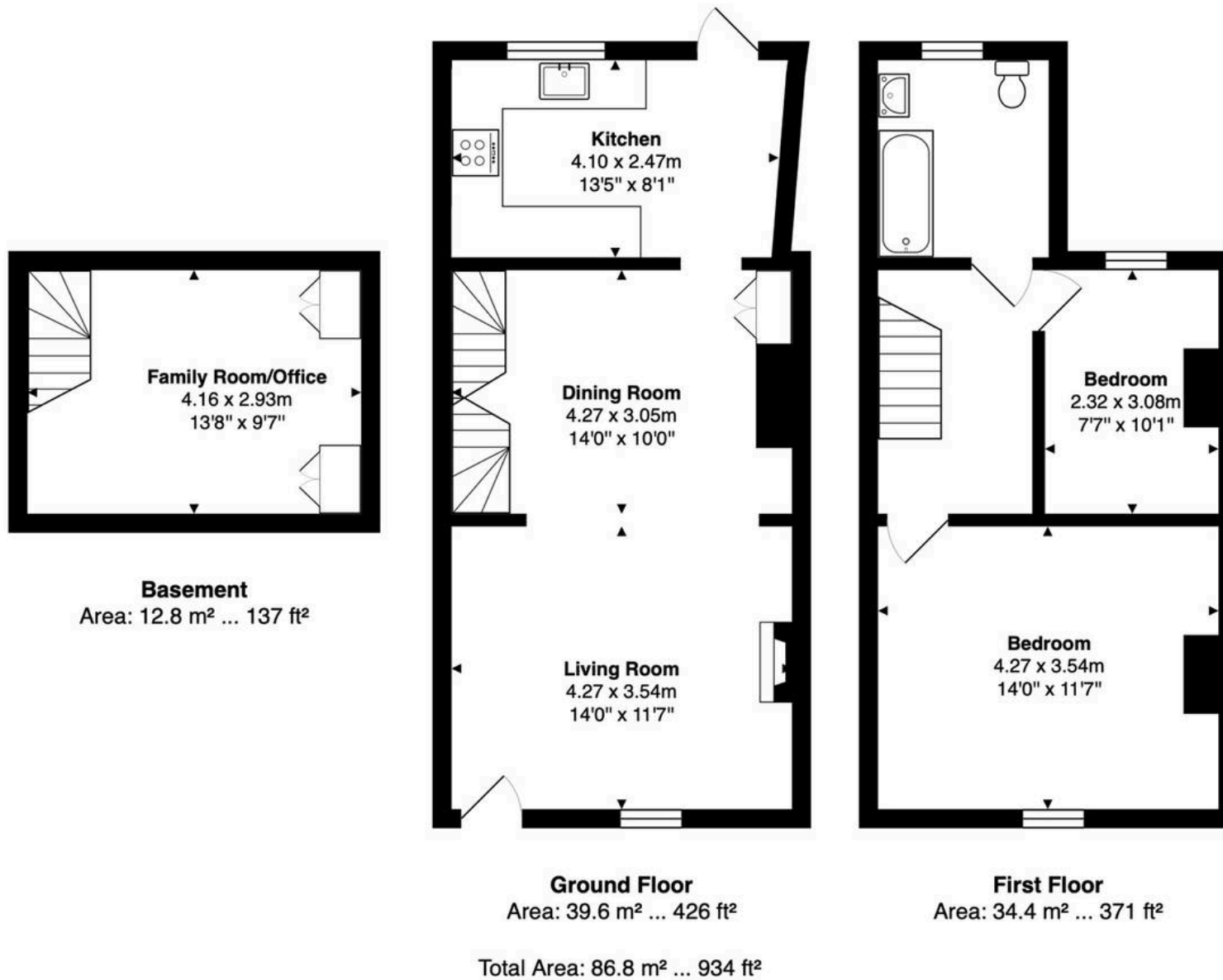
Charming 2-bed Victorian home near Ware's town centre. Open-plan living/dining, useful basement room, fitted kitchen, first floor bathroom, gas heating, double glazing, private rear garden. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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

Accommodation

Private front entrance door to:

Living Room

14' 0" x 11' 7" (4.27m x 3.54m)

With double glazed window to front aspect with fitted shutters, attractive fireplace with wood burning stove, built in shelving and storage cupboards to alcoves, radiator, wood flooring, open to:

Dining Room

14' 0" x 10' 0" (4.27m x 3.05m)

With stairs to basement and stairs to first floor landing, radiator, fitted cupboards and shelving to alcoves, wood flooring, open to:

Kitchen

13' 5" x 8' 1" (4.10m x 2.47m)

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 Butler style sink and drainer unit, wall mounted boiler, appliance space, tiled splash back area, tiled flooring.

Family Room/Office

13' 8" x 9' 7" (4.16m x 2.93m)

With radiator, built in storage cupboards, fitted shelving.

First Floor Landing

With loft access and doors to:

Bedroom One

14' 0" x 11' 7" (4.27m x 3.54m)

With double glazed window to front aspect with fitted shutters, radiator, feature fireplace.



Bedroom Two

7' 7" x 10' 1" (2.32m x 3.08m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

Low maintenance front garden laid with paving and attractive planting.

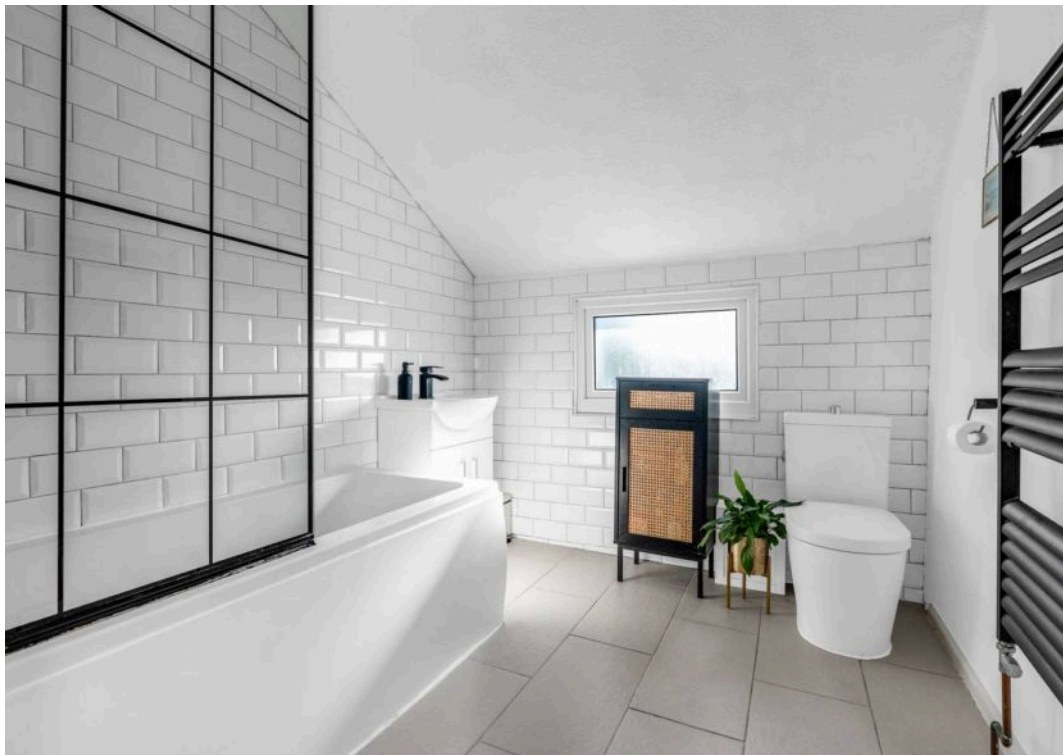
REAR GARDEN

The good size rear garden is mainly laid to lawn with paved seating area, raised beds and timber garden shed.

ON STREET

1 Parking Space







Elliot Heath Estate Agents

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