



Elliot Heath
ESTATE AGENTS

57 Musley Hill, Ware
Guide Price £700,000

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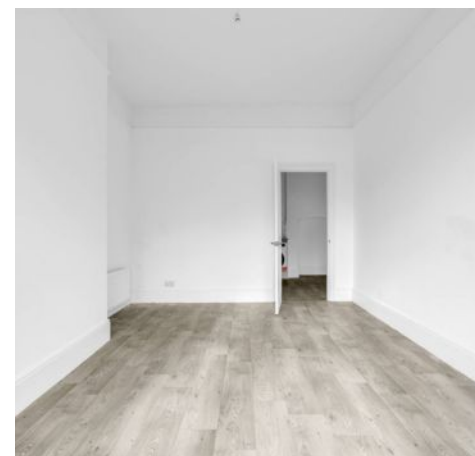
Ware, Ware

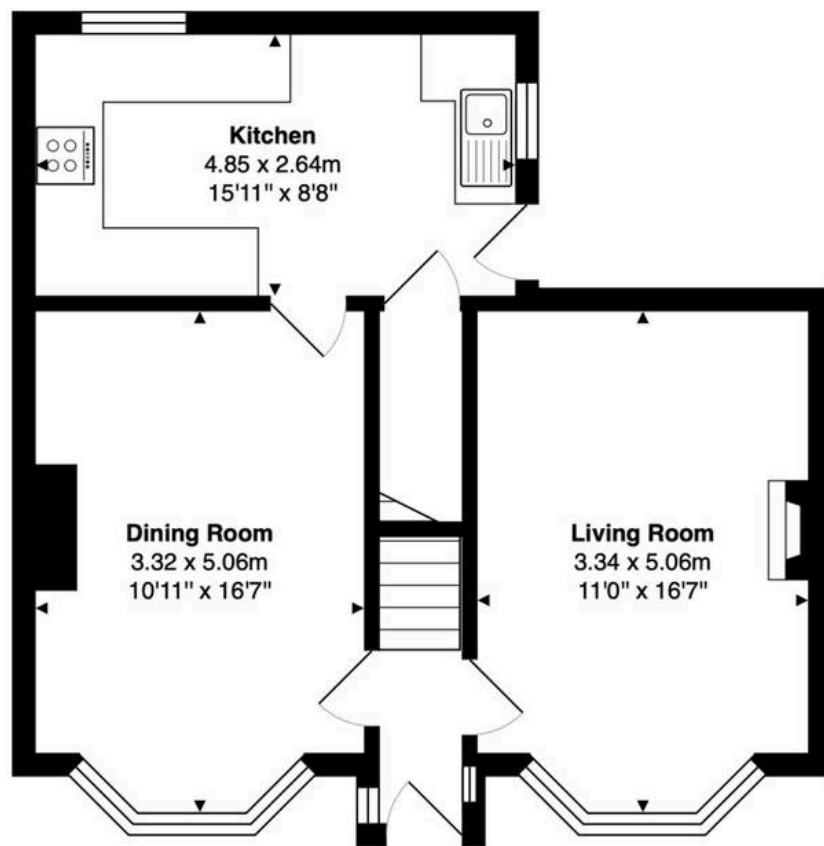
Rare opportunity to acquire a refurbished Victorian 3-bed home near Ware's town centre. 2 reception rooms, refitted kitchen & bathroom, driveway, garden. Close to shops, bars, restaurants & station. Council Tax band: E

Tenure: Freehold

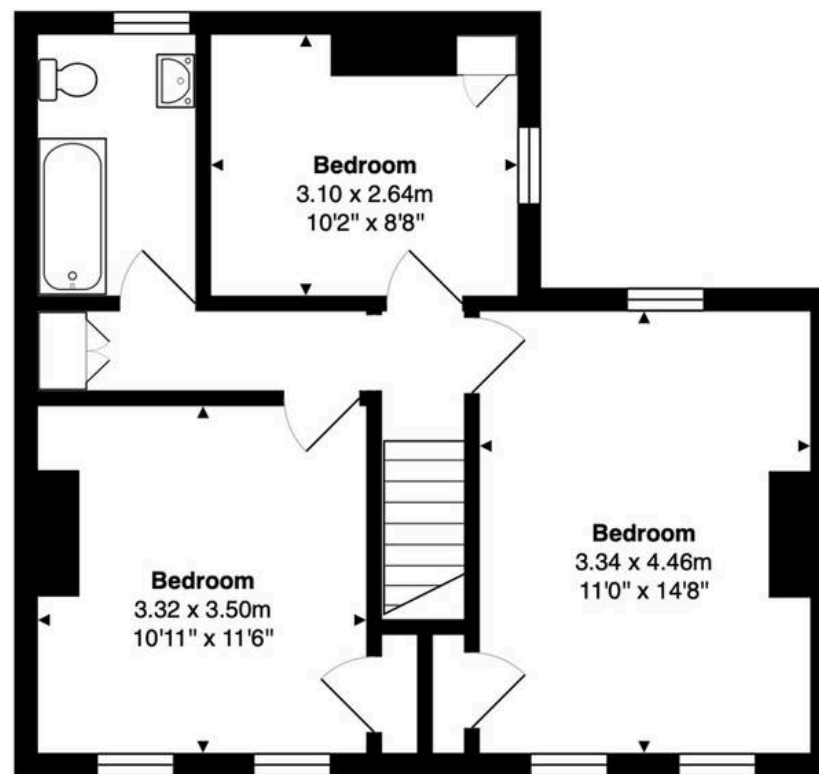
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 50.9 m² ... 548 ft²



First Floor
Area: 48.4 m² ... 521 ft²

Total Area: 99.3 m² ... 1069 ft²

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 Hall

With double glazed windows to side aspect, stairs rising to first floor landing, radiator, wood effect flooring, doors to:

Living Room

10' 11" x 16' 7" (3.34m x 5.06m)

With double glazed bay window to front aspect, radiator, attractive fireplace, picture rail, new carpet.

Dining Room

10' 11" x 16' 7" (3.32m x 5.06m)

With double glazed bay window to front aspect, two radiators, wood effect flooring, picture rail, door to:

Refitted Kitchen

15' 11" x 8' 8" (4.85m x 2.64m)

Dual aspect with two windows over looking the garden together with door to outside. Refitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, wood effect flooring, large built in under stairs storage cupboard, radiator.

First Floor Landing

With built in storage cupboard, radiator, new carpet, doors to:

Bedroom One

10' 11" x 14' 8" (3.34m x 4.46m)

Dual aspect with double glazed sash style windows to front and rear aspect, radiator, new carpet, built in storage cupboard.

Bedroom Two

10' 11" x 11' 6" (3.32m x 3.50m)

With double glazed sash style window to front aspect, radiator, new carpet, built in storage cupboard.



Bedroom Three

10' 2" x 8' 8" (3.10m x 2.64m)

With double glazed sash style window to side aspect, radiator, new carpet, built in storage cupboard.

Refitted Bathroom

With double glazed sash style window to rear aspect with obscure glass. Refitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, radiator, wood effect flooring.





FRONT GARDEN

Front garden with attractive planting and double gates to the rear garden.

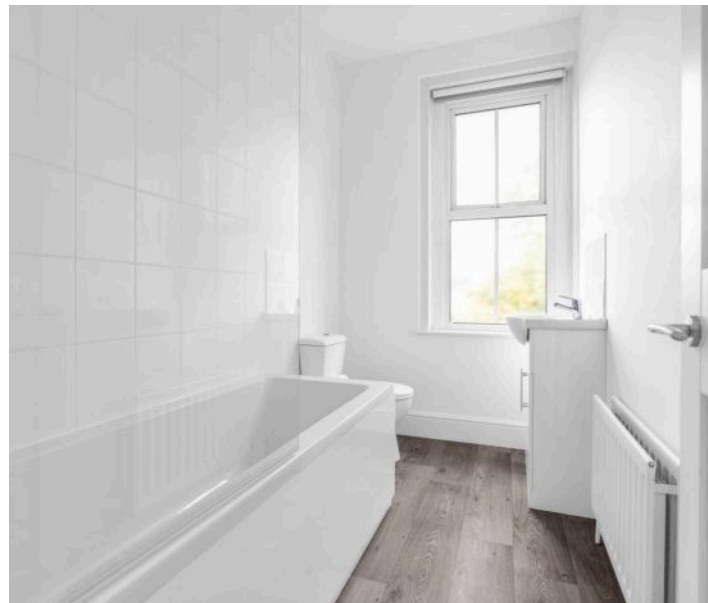
REAR GARDEN

The rear garden features a large paved seating area with the remainder laid to lawn with mature border to the rear.

DRIVEWAY

1 Parking Space

Driveway providing off street parking.





Elliot Heath Estate Agents

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