



Elliot Heath
ESTATE AGENTS

164 Musley Hill, WARE
Guide Price **£410,000**

164 Musley Hill

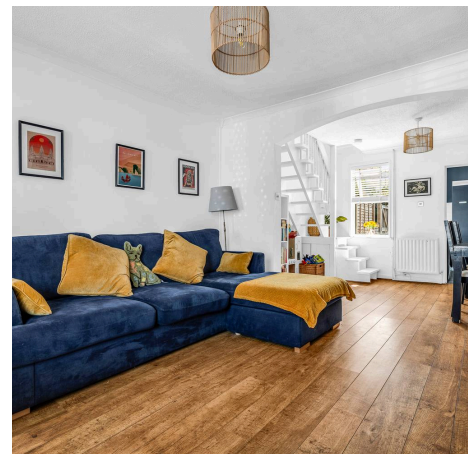
WARE, Ware

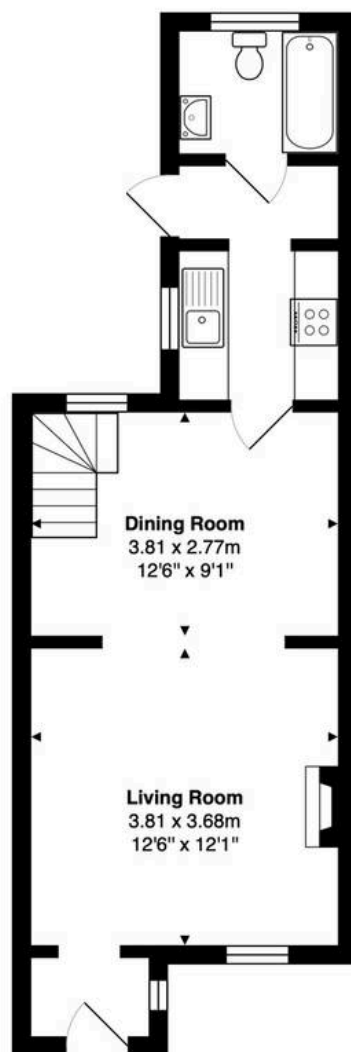
Elliot Heath is delighted to offer this attractive Victorian cottage with two double bedrooms, two reception rooms, a fitted kitchen, bathroom and a generous rear garden, close to Ware town centre. Council Tax band: D

Tenure: Freehold

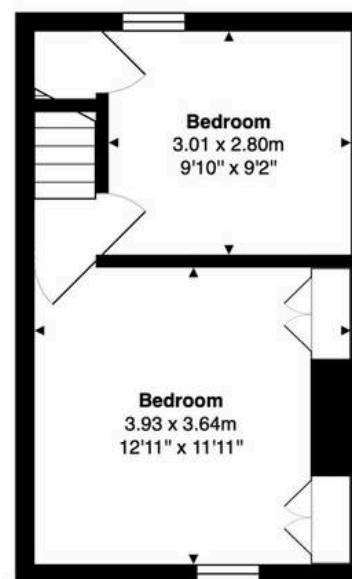
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor
Area: 36.1 m² ... 389 ft²



First Floor
Area: 26.0 m² ... 280 ft²

Total Area: 62.1 m² ... 668 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 Lobby

With double glazed window to side aspect, wood flooring, door to:

Living Room

12' 6" x 12' 1" (3.81m x 3.68m)

With double glazed window to front aspect, fireplace housing a wood burning stove with attractive tile surround, wood flooring, radiator, meter cupboard, open to:

Dining Room

12' 6" x 9' 1" (3.81m x 2.77m)

With double glazed window to rear aspect overlooking the rear garden, wood flooring, stairs to first floor landing, radiator, door to:

Kitchen

With double glazed window to side aspect. Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer taps, tiling to splash back areas, built in oven with four ring ceramic hob and extractor over, appliance space, tiled flooring, open to:

Rear Lobby

With door giving access to the rear garden, tiled flooring, door to:

Bathroom

With double glazed window to rear aspect with obscure. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush w.c. radiator, tiled flooring, tiling to splash back areas.

First Floor Landing

With loft access and doors to:



Bedroom One

12' 11" x 11' 11" (3.93m x 3.64m)

With double glazed window to front aspect, radiator, two built-in wardrobe cupboards.

Bedroom Two

9' 11" x 9' 2" (3.01m x 2.80m)

With double glazed window to rear aspect overlooking the rear garden, built in storage cupboard.





FRONT GARDEN

To the front of the property there is a paved low maintenance garden with retaining brick wall and pathway leading to entrance door.

REAR GARDEN

To the rear the garden is mainly laid to lawn with flower and shrub borders, fenced perimeters and paved seating area with timber garden shed.

ON STREET

1 Parking Space





Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk