



**Elliot Heath**  
ESTATE AGENTS

**50 Musley Hill, WARE**  
Guide Price £400,000

# 50 Musley Hill

WARE, Ware

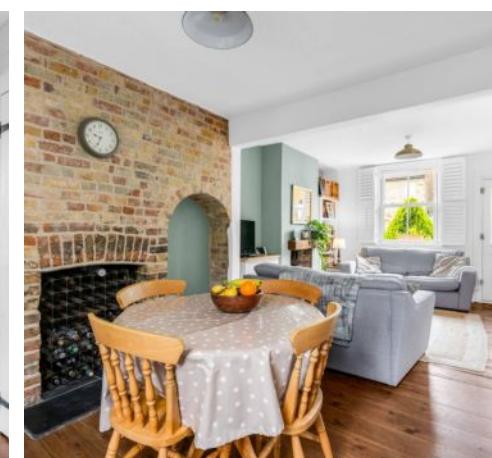
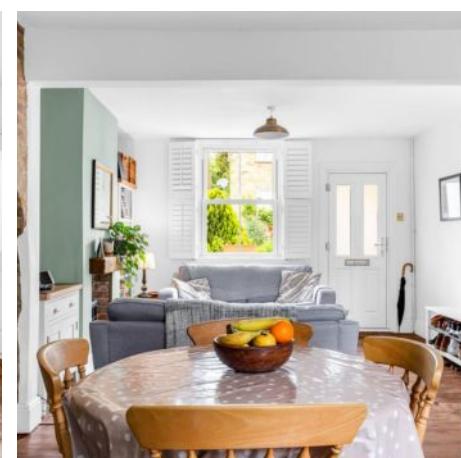
Charming 2-bed Victorian cottage in Ware. Open plan living/dining with feature fireplaces, refitted kitchen, bathroom, and low-maintenance garden. Close to town amenities and rail station.

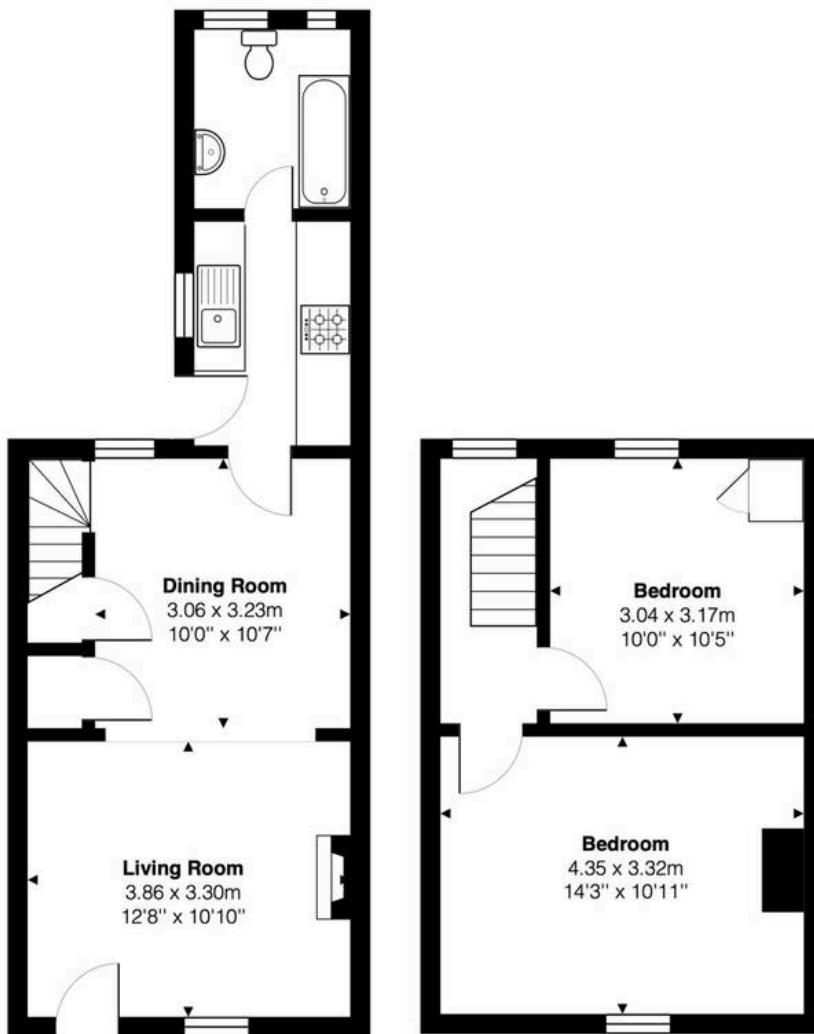
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





**Ground Floor**

Area: 35.4 m<sup>2</sup> ... 381 ft<sup>2</sup>

**First Floor**

Area: 28.9 m<sup>2</sup> ... 311 ft<sup>2</sup>

Total Area: 64.3 m<sup>2</sup> ... 693 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)

## Accommodation

With private front entrance door to:

### Living Room

12' 8" x 10' 10" (3.86m x 3.30m)

With double glazed sash window to front aspect with fitted shutters, radiator, feature fireplace, wood flooring, open to:

### Dining Room

10' 0" x 10' 7" (3.06m x 3.23m)

With double glazed window to rear aspect, radiator, attractive exposed brick fireplace, stairs to first floor landing, two built in storage cupboards, wood flooring, door to:

### Kitchen

With double glazed window and door to the rear garden. Refitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, tiled flooring, door to:

### Bathroom

With two double glazed windows to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, dual flush wc, pedestal wash hand basin, tiled and panelled splash back areas, tiled flooring, radiator.

### First Floor Landing

With double glazed window to rear aspect, loft access and doors to:

### Bedroom One

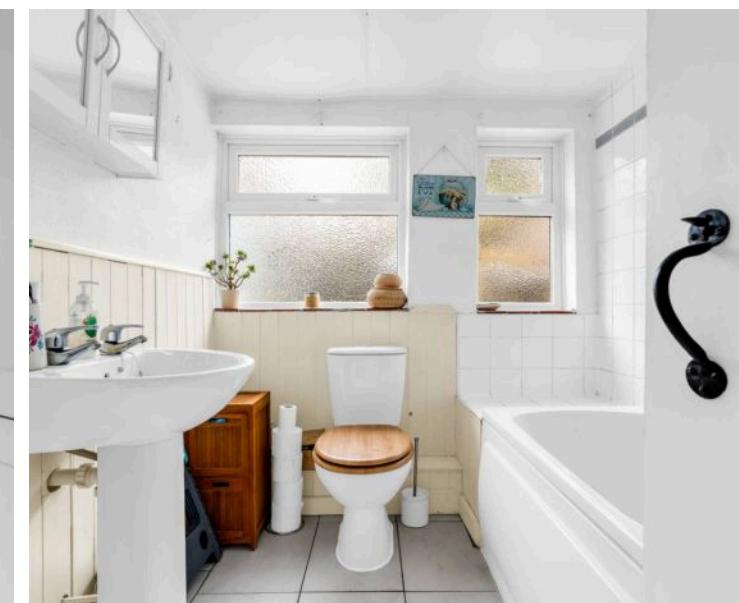
14' 3" x 10' 11" (4.35m x 3.32m)

With double glazed sash window to front aspect, radiator.

### Bedroom Two

10' 0" x 10' 5" (3.04m x 3.17m)

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





#### FRONT GARDEN

Attractively planted front garden with gated access to the front entrance door and side gated access to the rear garden.

#### REAR GARDEN

The low maintenance rear garden is laid with paving and decking together with mature shrub borders and timber garden shed.





## Elliot Heath Estate Agents

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