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15 Musley Lane, Ware, Hertfordshire, SG12 7EN

£475,000

JONATHAN HUNT are pleased to offer this well presented TWO DOUBLE BEDROOM period cottage benefitting from Living room with exposed beams and wood burner, open plan kitchen/dining room and GROUND FLOOR CLOAKROOM. The property also benefits from a large LANDSCAPED rear garden with the addition of a feature cabin with power connected.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

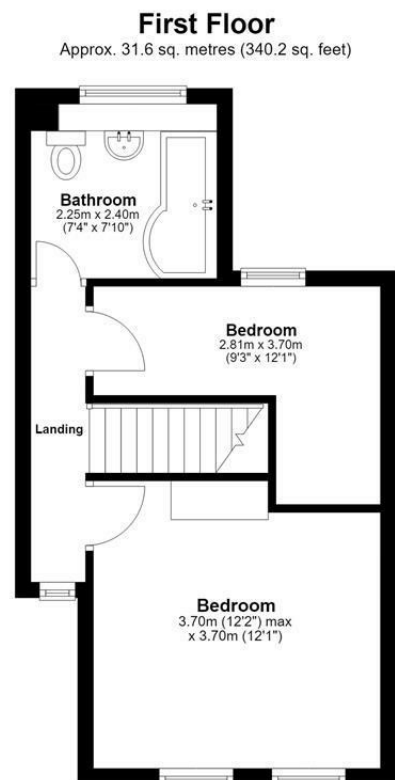
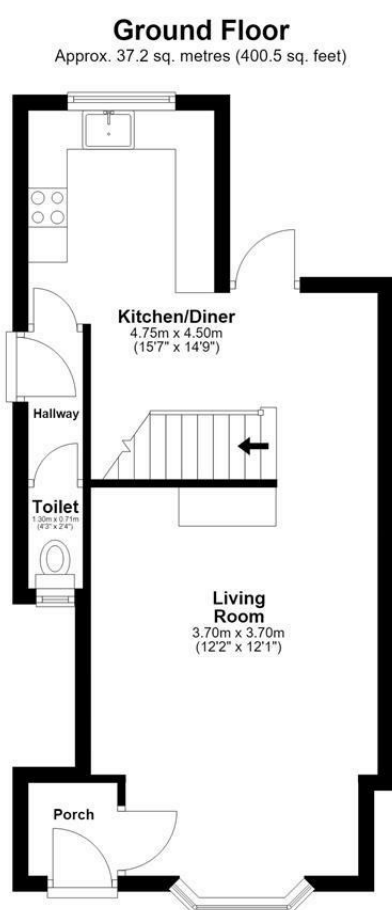
Ware Branch - Company No. 4759215 VAT No. 700174975

15 Musley Lane, Ware, Hertfordshire, SG12 7EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		66	87
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Musley Lane