



Elliot Heath
ESTATE AGENTS

167 Musley Hill, WARE
Guide Price £425,000

167 Musley Hill

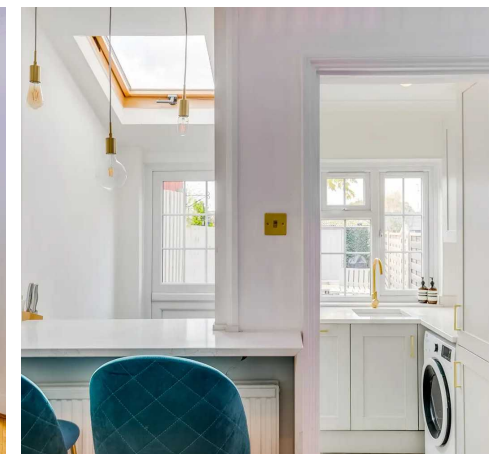
WARE, Ware

Attractive 2-bed Victorian end of terrace cottage near Ware High Street & train station. Beautifully presented with 2 reception rooms, fitted kitchen, character features, double glazing, gas central heating. Generous west-facing garden & garage with off-street parking. 01920 293333 for viewings. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

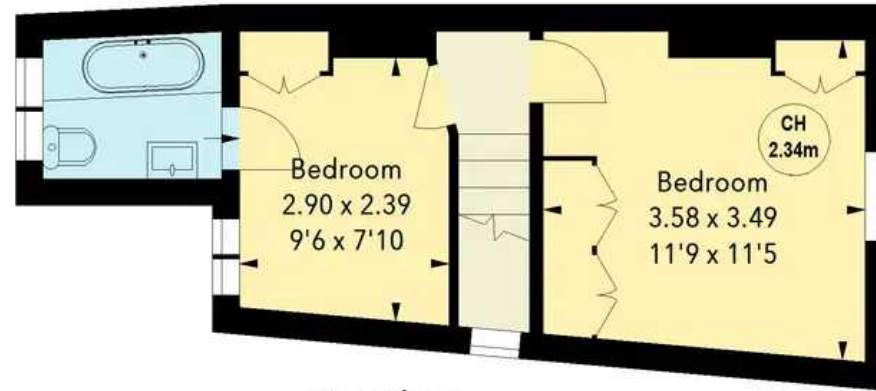


Musley Hill, SG12

Approximate Area = 58.90 sq m / 634 sq ft
(Excluding Garage)

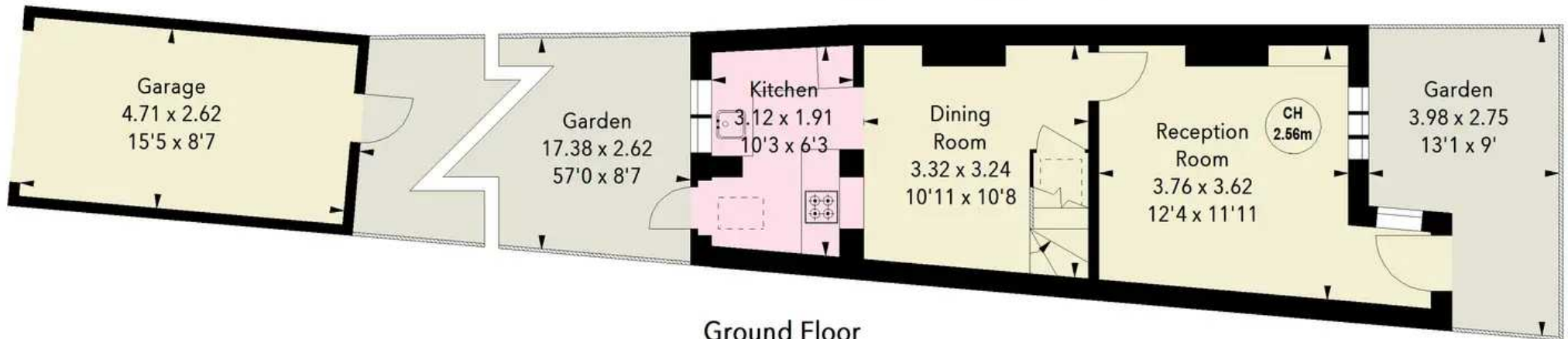
Approximate Garage Area = 12.26 sq m / 132 sq ft

Key :
CH - Ceiling Height



First Floor

Approx. 27.13 sq m / 292 sq ft



Ground Floor

Approx. 31.77 sq m / 342 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Entrance Lobby

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

Reception Room

12' 4" x 11' 11" (3.76m x 3.63m)

With double glazed sash window to front aspect, radiator, exposed brick fireplace with attractive tiled hearth, built in cupboard to alcove, door to:

Dining Room

10' 11" x 10' 8" (3.33m x 3.25m)

With stairs rising to first floor landing, under stairs storage cupboard, radiator, breakfast bar open to kitchen, fireplace housing wood burning stove with attractive tiled hearth, open to:

Kitchen

10' 3" x 6' 3" (3.12m x 1.91m)

With double glazed window and door to rear aspect, skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporation a sink and drainer unit, built in oven with hob over, integrated fridge/freezer, space for washing machine, wood effect flooring.

First Floor Landing

With double glazed window to side aspect, doors to:

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m)

With double glazed sash window to front aspect, radiator, fitted wardrobe cupboards.

Bedroom Two

9' 6" x 7' 10" (2.90m x 2.39m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard, door to:



Bathroom

With a double glazed window to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower and glass screen, dual flush wc, vanity unit with wash hand basin, fully tiled, heated towel rail.





GARDEN

56' 12" x 8' 7" (17.37m x 2.62m)

To the front the property benefits from a low maintenance garden retained by a low brick wall. The rear garden measures nearly 60' in length with a patio seating area, artificial lawn with a further paved area to the rear of the garden

GARAGE

Double Garage

To the rear of the garden accessed via a service road is the detached garage and parking. Measuring approx. 15' 5" x 8' 7" (4.70m x 2.61m)







Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk