



**Elliot Heath**  
ESTATE AGENTS

**13 Musley Lane, WARE**  
Guide Price **£475,000**



# 13 Musley Lane

WARE, Ware

Charming end terrace cottage in Ware with spacious interior, front garden views of town centre, 100ft rear garden. Open plan kitchen/dining, living room with fireplace, 3 beds, bathroom, wet room. Council Tax band: D

Tenure: Freehold

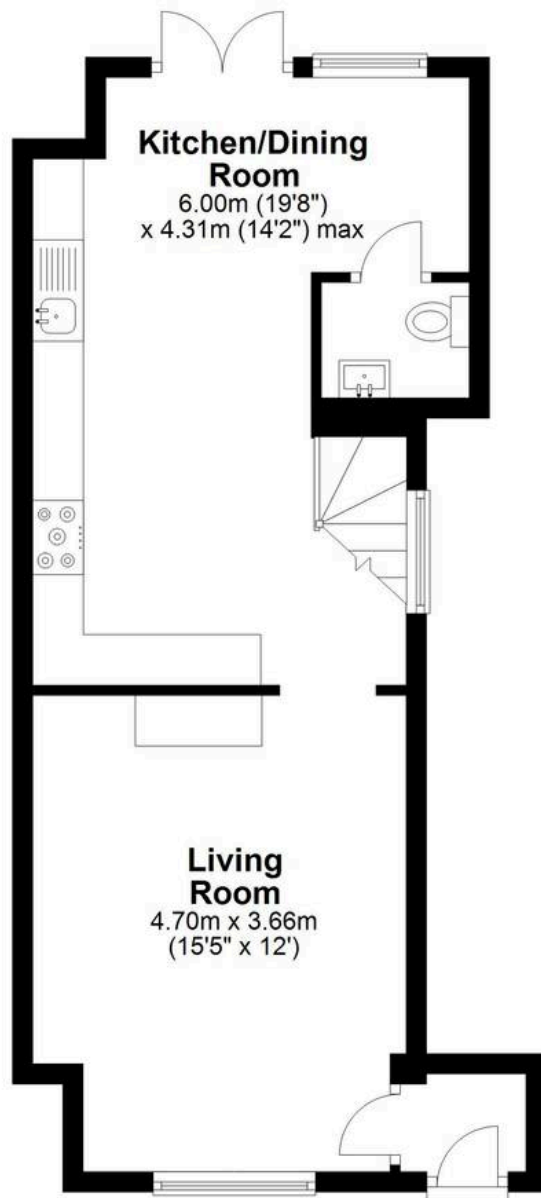
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



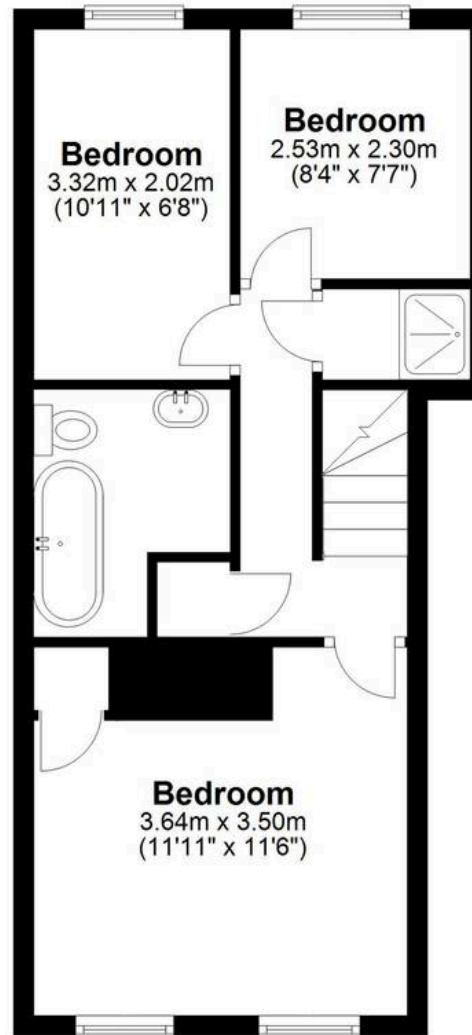
## Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



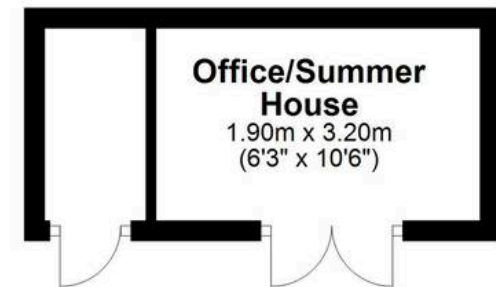
## First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



## Outbuilding

Approx. 8.2 sq. metres (87.9 sq. feet)



Total area: approx. 87.1 sq. metres (937.9 sq. feet)

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)



### Entrance Hall

With tiled flooring and door leading to:

### Living Room

15' 5" x 12' 0" (4.70m x 3.66m)

With double glazed bay window to front aspect, exposed timbers, attractive red brick fireplace, built in cupboard and shelving to alcove, wood flooring, open to:

### Kitchen/Dining Room

19' 8" x 14' 2" (6.00m x 4.31m)

A stunning room with double glazed double doors and window onto the rear garden. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, space for range cooker, integrated appliances, exposed timbers, tiled splash back areas, tiled flooring, two radiators, stairs rising to first floor landing, door to:

### Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring.

### First Floor Landing

With double glazed window to side aspect with obscure glass, built in storage cupboard, doors to:

### Bedroom One

11' 11" x 11' 6" (3.64m x 3.50m)

With two double glazed windows to front aspect, built in storage cupboard, radiator.

### Bedroom Two

10' 11" x 6' 8" (3.32m x 2.02m)

With double glazed window to rear aspect, radiator.





**Bedroom Three**

8' 4" x 7' 7" (2.53m x 2.30m)

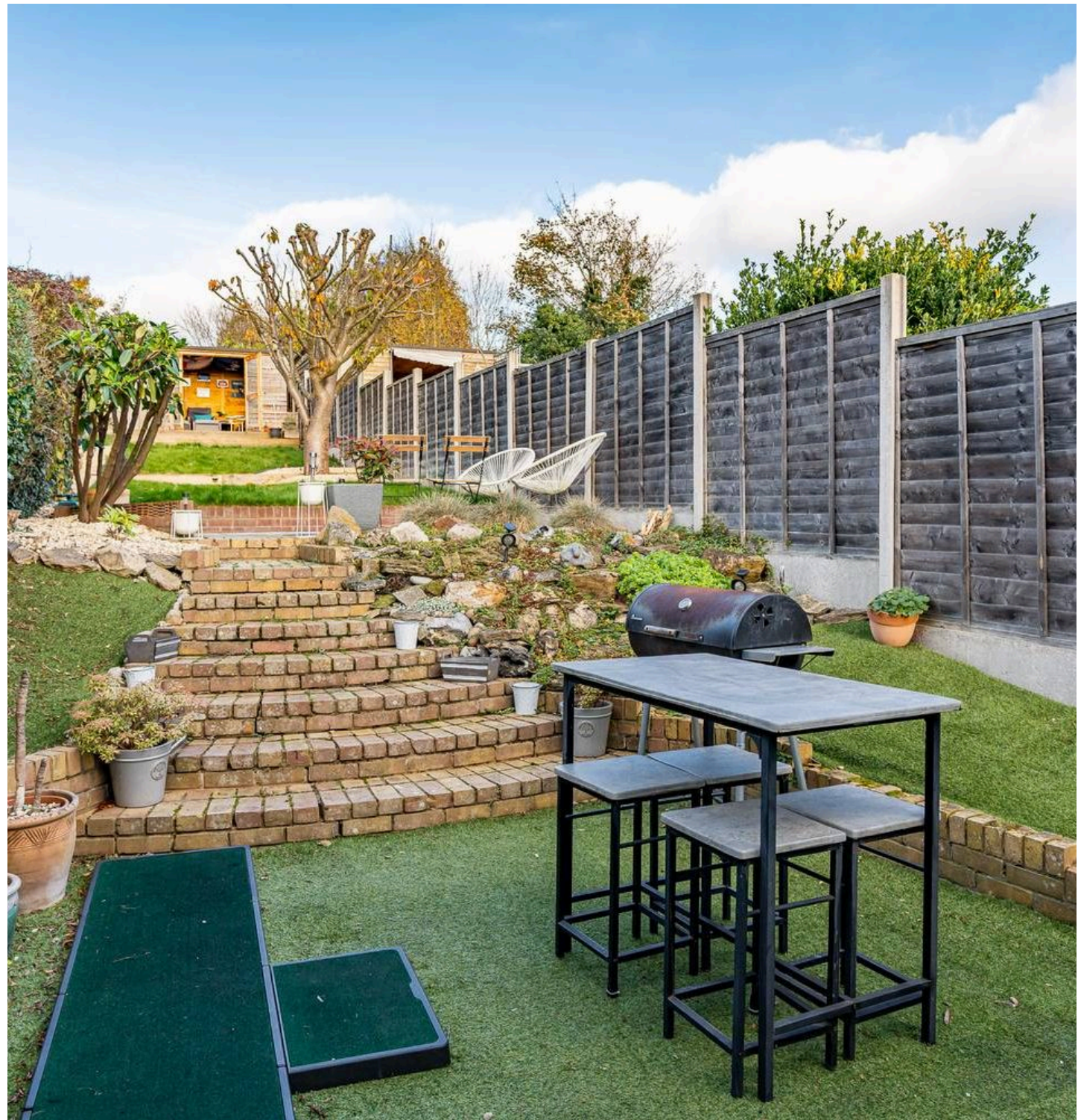
With double glazed window to rear aspect, radiator.

**Bathroom**

Fitted with a suite comprising free standing bath, dual flush w.c, vanity unit with wash hand basin, heated towel rail, tiled splashback areas, tiled flooring.

**Wet Room**

Fully tiled with over head shower and shower curtain.







### **FRONT GARDEN**

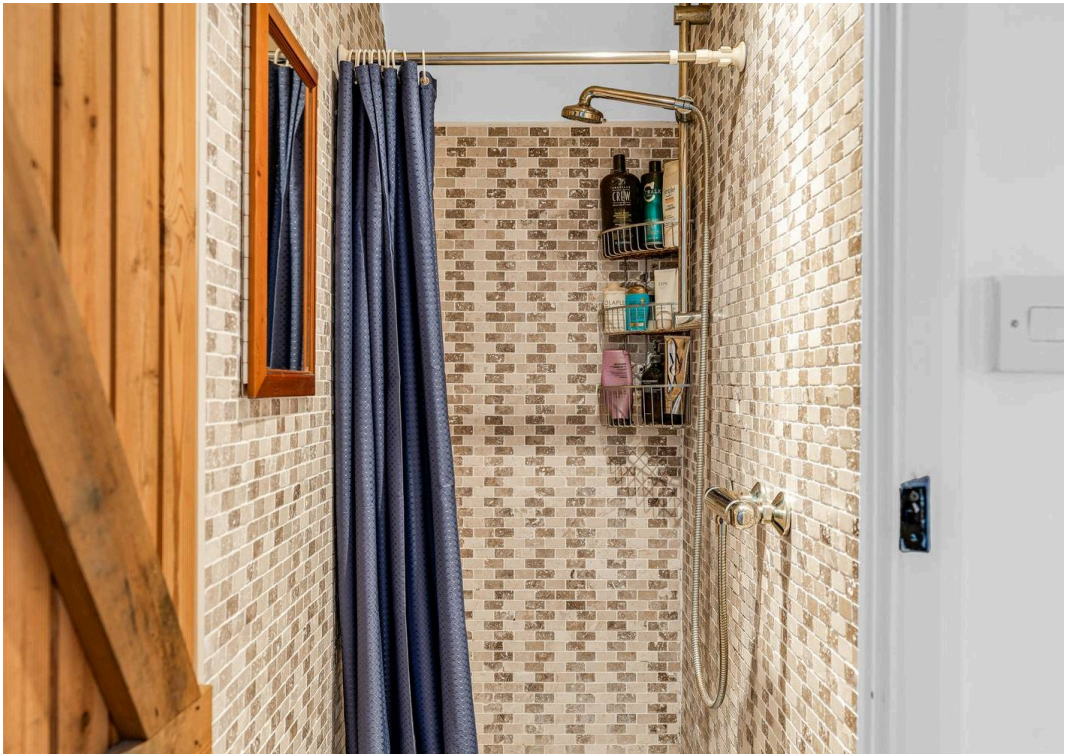
Low maintenance front garden and side access to the rear garden.

### **REAR GARDEN**

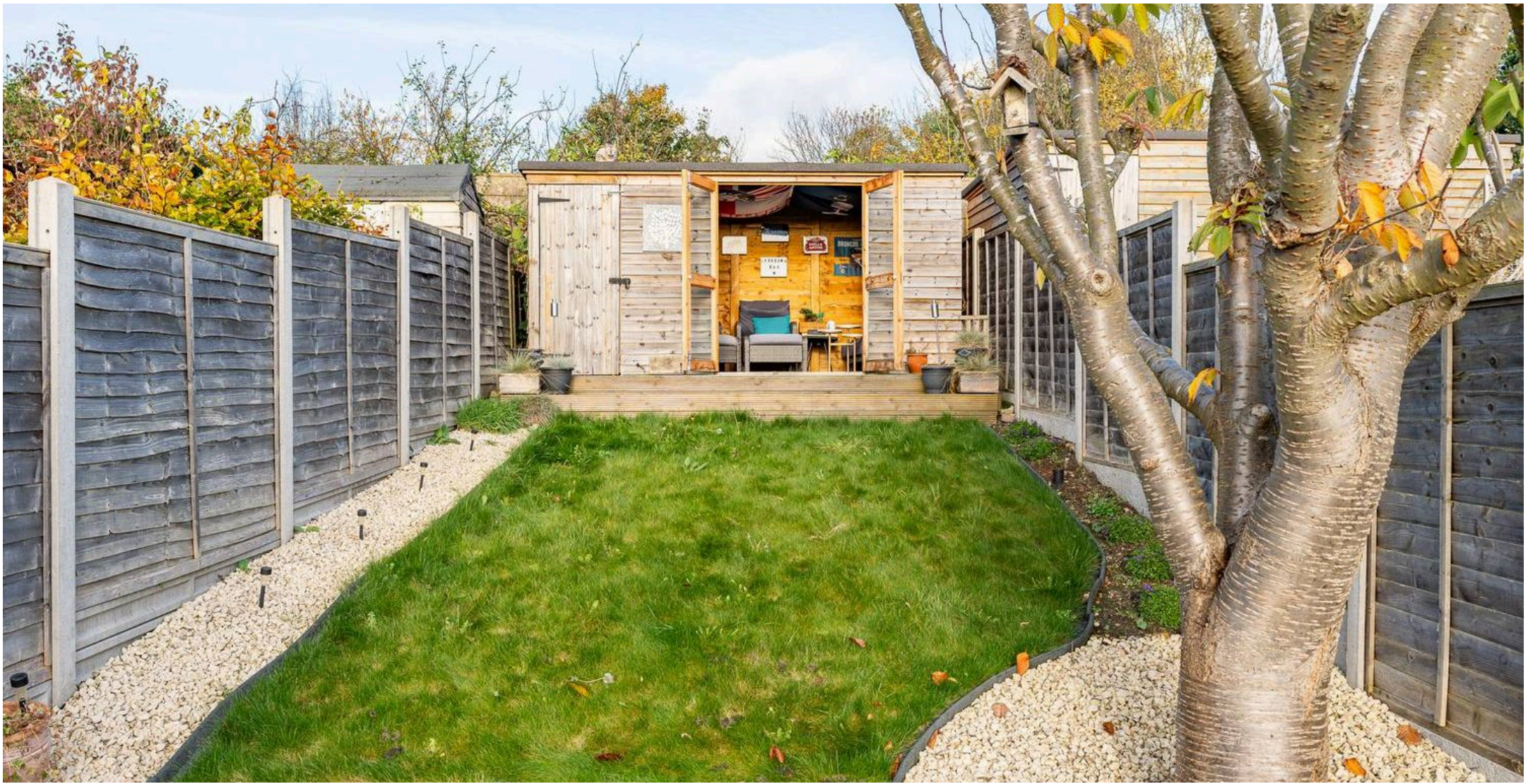
Measuring approximately 100ft this lovely well stocked rear garden benefits from two seating areas leading onto two further lawned areas with the office/summer house being to the rear of the garden with power connected, side access to the front of the property.











## Elliot Heath Estate Agents

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