



**Elliot Heath**  
ESTATE AGENTS

**182 Musley Hill, Ware**  
Guide Price £500,000

# 182 Musley Hill

Ware, Ware

Elliot Heath present this charming 2-bed Victorian home with driveway, large garden, open-plan living, close to Ware High Street, station, and countryside.

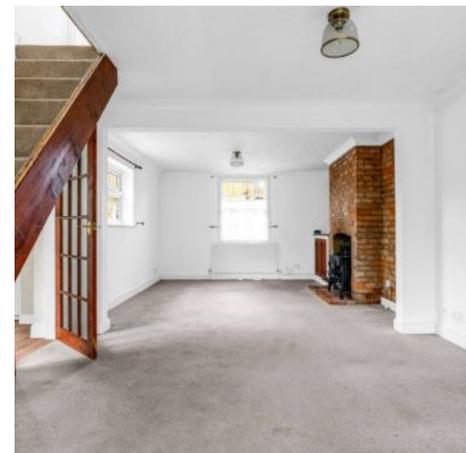
No onward chain.

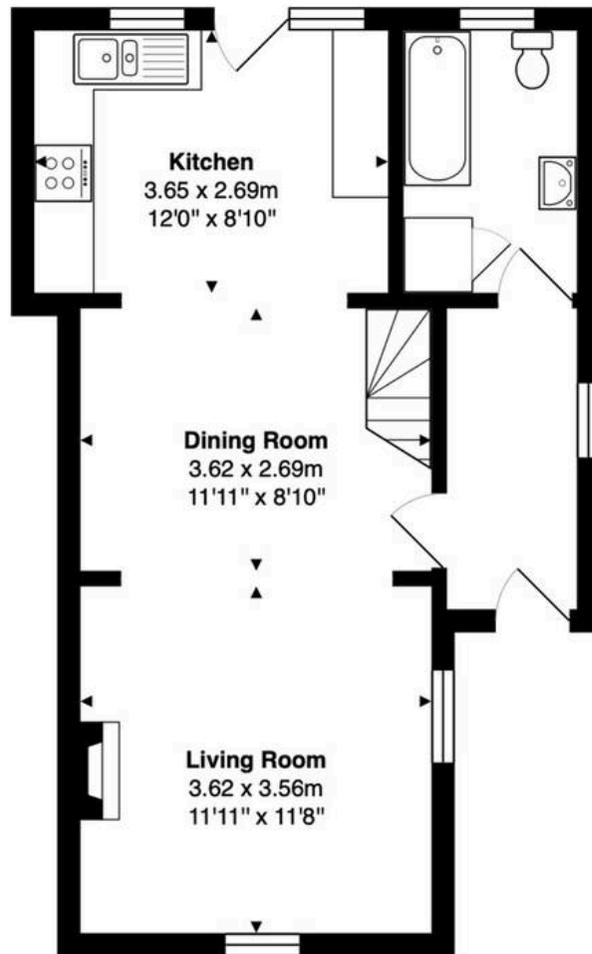
Council Tax band: C

Tenure: Freehold

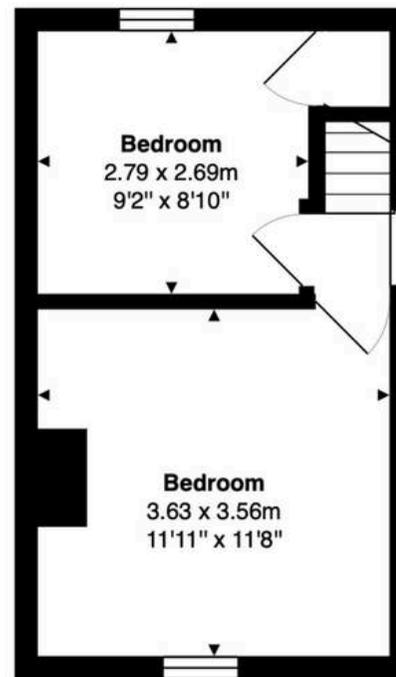
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**Ground Floor**  
Area: 43.7 m<sup>2</sup> ... 471 ft<sup>2</sup>



**First Floor**  
Area: 23.3 m<sup>2</sup> ... 250 ft<sup>2</sup>

**Total Area: 67.0 m<sup>2</sup> ... 721 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)

### Entrance Hall

With double glazed window to side aspect, wood effect flooring, radiator, doors to:

### Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, radiator, built in storage cupboard.

### Living Room

11' 11" x 11' 8" (3.62m x 3.56m)

Dual aspect with double glazed sash style windows to front and side aspect, radiator, redbrick fireplace housing ornate cast iron stove, exposed brickwork to one wall, built in cupboard to one alcove, open to:

### Dining Room

11' 11" x 8' 10" (3.62m x 2.69m)

With stairs rising to first floor landing, radiator, open to:

### Kitchen

12' 0" x 8' 10" (3.65m x 2.69m)

With double glazed windows and door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with extractor over, appliance space, tiled splash back areas, tile effect flooring.

### First Floor Landing

With double glazed window to side aspect, doors to:

### Bedroom One

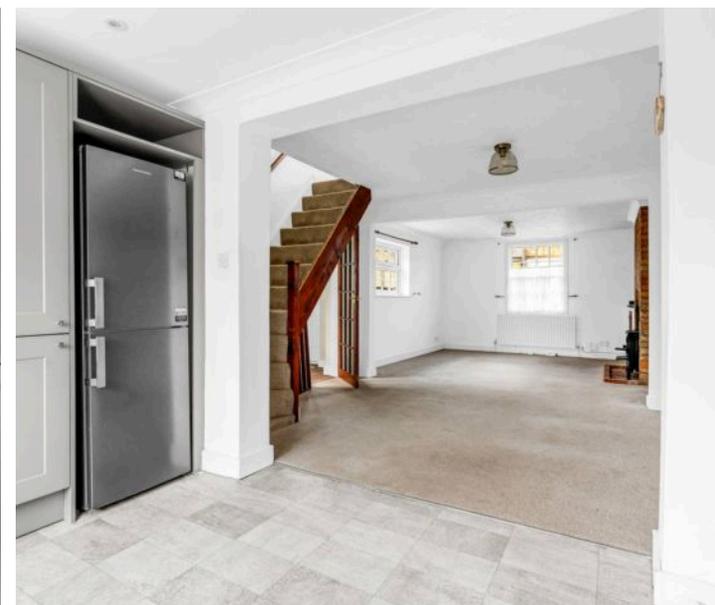
11' 11" x 11' 8" (3.63m x 3.56m)

With double glazed sash style window to front aspect, radiator.

### Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

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





#### **FRONT GARDEN**

Attractively planted front garden with gated access to the rear garden.

#### **REAR GARDEN**

The generous rear garden is mainly laid to lawn with patio seating area and mature planted borders.

#### **DRIVEWAY**

1 Parking Space

Driveway providing off street parking.







## Elliot Heath Estate Agents

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