

# Jonathan Hunt

LETTING AGENCY

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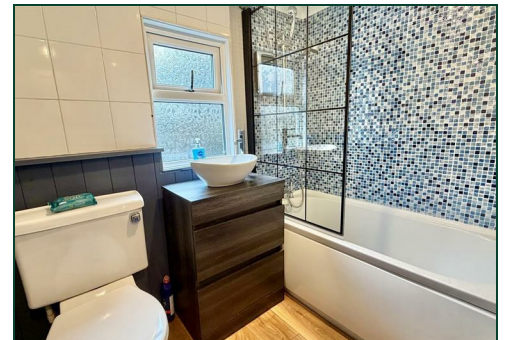
**28 Musley Hill, Ware, Herts, SG12 7NB**

**£1,850 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this well presented two to three bedroom end of terrace Victorian cottage, ideally situated within walking distance of Ware town centre and the mainline railway station. The accommodation comprises a spacious lounge/dining area, a re fitted kitchen and a modern re fitted bathroom. A converted cellar provides a versatile additional room with a front aspect window, ideal for use as a bedroom, study or home office. To the first floor are two well proportioned bedrooms. Further benefits include double glazing throughout and a generous low maintenance rear garden extending to approximately 40ft. AVAILABLE NOW

The landlord is happy to consider one pet.

REFERENCES - Please only enquiry if you pass the reference criteria  
- Gross Income: Minimum £55,500



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

LOUNGE/DINING ROOM 16'8" x 13'1" (5.1 x 4)

KITCHEN 7'5" x 6'5" (2.28 x 1.96)

BATHROOM

CELLAR/HOME OFFICE/BEDROOM 13'1" x 18'1" (4 x 5.53)

BEDROOM ONE 13'9" x 10'2" (4.2 x 3.1)

BEDROOM TWO 11'1" x 10'9" (3.4 x 3.3)

REAR GARDEN

COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 <sub>2</sub> emissions		
	64	82
England & Wales	EU Directive 2002/91/EC	

