

# Jonathan Hunt

ESTATE AGENCY

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**61 Musley Hill, Ware, Hertfordshire, SG12 7NA**

**£450,000**

JONATHAN HUNT are pleased to offer this rarely available TWO BEDROOM SEMI DETACHED BUNGALOW. The property is offered chain free and offers bright and airy accommodation with west facing gardens to the rear. Further benefits include a DETACHED GARAGE AND DRIVEWAY.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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**ENTRANCE HALL**



**BEDROOM ONE 11'11" x 11'10" (3.65 x 3.63)**



**LIVING ROOM 12'1" x 10'11" (3.7 x 3.33)**



**BEDROOM TWO 12'1" x 9'2" (3.7 x 2.8)**



**KITCHEN 8'10" x 6'6" (2.7 x 2)**



**SHOWER ROOM**



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## REAR GARDEN



## GARDENS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	77

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	77

## DRIVEWAY AND GARAGE



## Ground Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



Total area: approx. 68.7 sq. metres (739.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.