

# Jonathan Hunt

ESTATE AGENCY

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**99 Musley Hill, Ware, SG12 7NQ**

**£600,000**

OPEN DAY SATURDAY 24TH JANUARY.....CALL TO BOOK YOUR SLOT.....We are pleased to offer this deceptively spacious FOUR BEDROOM VICTORIAN home located just 10 minutes walk from Ware town centre. This rarely available character home offers many original features and in particular 100ft + rear garden with a Westerly aspect. An internal viewing is highly recommended to appreciate this fabulous home.

ENTRANCE HALLWAY

LIVING ROOM 11'11" x 11'11" (3.65 x 3.64)



FIRST FLOOR



DINING ROOM 15'6" x 11'10" (4.74 x 3.62 )



BEDROOM ONE 15'5" x 12'1" (4.72 x 3.69 )



KITCHEN/BREAKFAST ROOM 13'6" x 10'2" (4.12 x 3.11)



FAMILY BATHROOM 9'10" x 9'6" (3.01 x 2.91)



SHOWER ROOM 4'9" x 4'3" (1.47 x 1.30 )

SECOND FLOOR



BEDROOM FOUR 8'10" x 6'5" (2.71 x 1.97 )



BEDROOM TWO 12'5" x 11'11" (3.79 x 3.64 )



EXTERIOR



BEDROOM THREE 10'2" x 10'1" (3.10 x 3.08)



REAR GARDENS

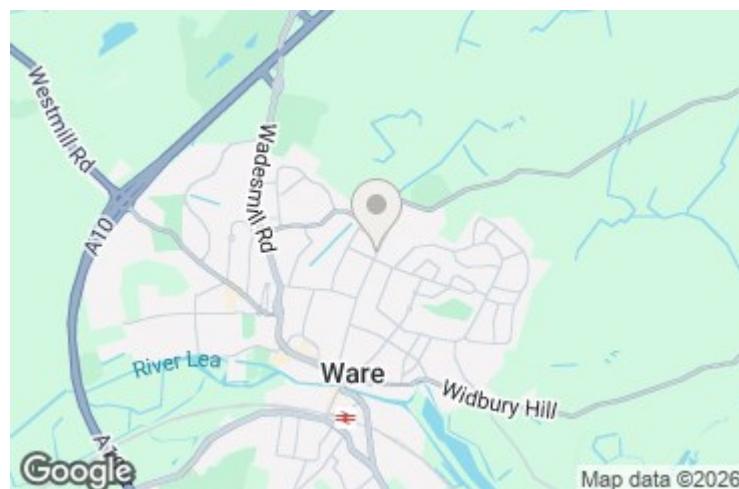


HOME OFFICE/SUMMER HOUSE 13'5 x 11'8 (4.09m x 3.56m)



FRONT

COUNCIL TAX BAND - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(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	

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	70	79
(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	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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