



£350,000

Musley Hill, Ware

KL

Musley Hill, Ware, SG12 7NL

Keith Ian are pleased to offer for sale this CHAIN FREE, 2 bedroom character cottage within easy walking distance to both town and Ware train station. The property is neatly presented and is an ideal first time buy. The property offers spacious living accommodation and 2 good size bedrooms. Both kitchen and shower room are modern and to the rear of the property there is a well maintained courtyard garden.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 1 mile from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

LOUNGE

11'9 x 9'6 (3.58m x 2.90m)

DINING ROOM

11'9 x 10'9 (3.58m x 3.28m)

KITCHEN

11'9 x 6'6 (3.58m x 1.98m)

SHOWER ROOM

6'6 x 5'5 (1.98m x 1.65m)

BEDROOM ONE

10'8 x 9'9 (3.25m x 2.97m)

BEDROOM TWO

9'7 x 9'1 (2.92m x 2.77m)

GARDEN

WHAT3WORDS

///stews.woes.gallons

COUNCIL TAX

Band C

Annual fee £1,946.54 2023/2024

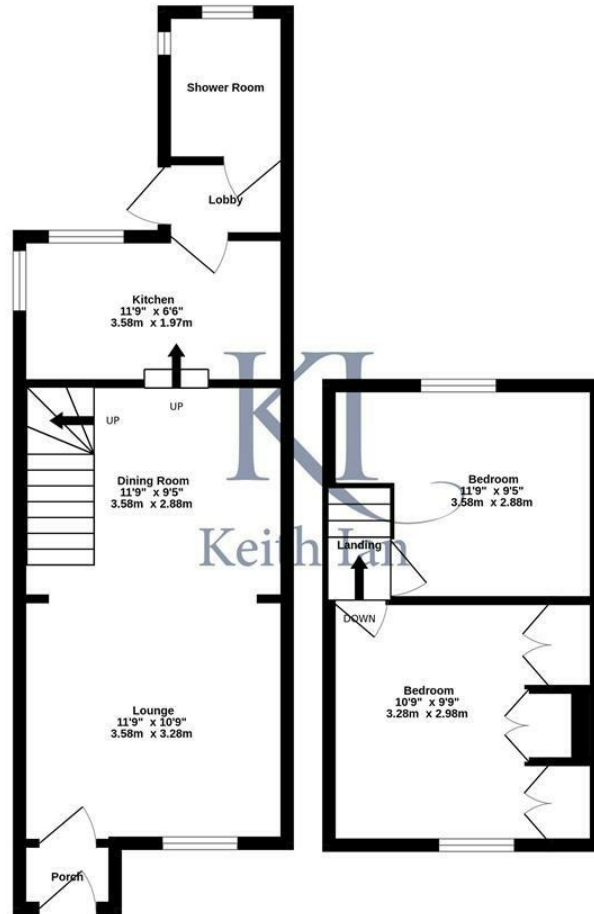






Ground Floor
379 sq.ft. (35.2 sq.m.) approx.

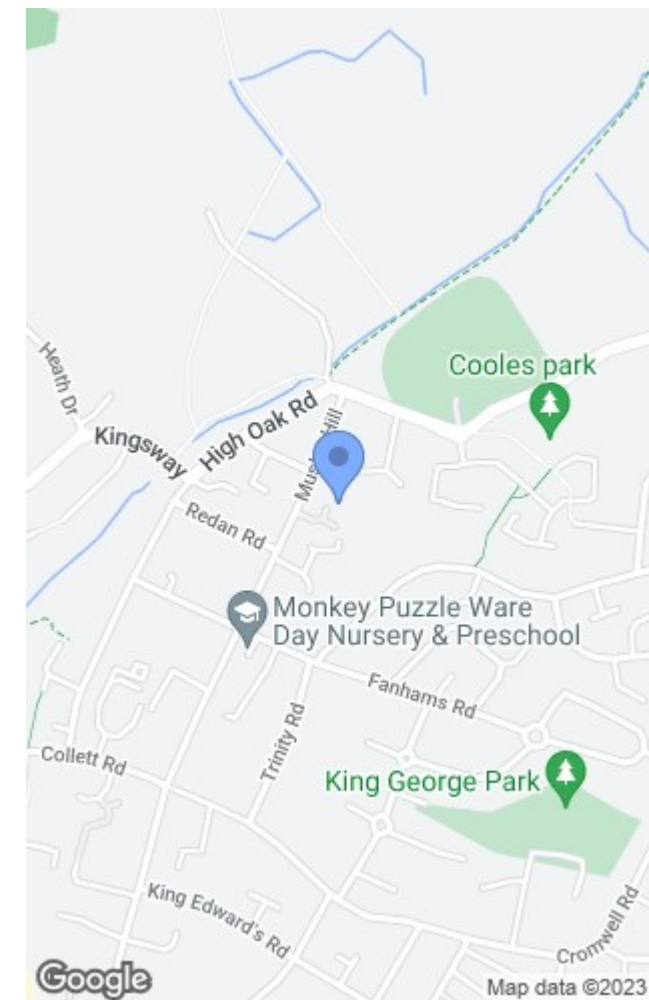
1st Floor
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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