

30 Port Vale
Herford, SG14 3AB
Guide price £475,000

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CHAIN FREE - A beautifully presented and newly refurbished two double bedroom Victorian converted pub which enjoys a modern interior finish throughout and located within walking distance of Herford town centre and to Herford North Station.

This stylish home is arranged over two floors offering well-proportioned bright rooms, high specification kitchen with spaces for appliances and luxury bathroom.

Nice touches include, new electrics, new boiler and fully double glazed sash windows.

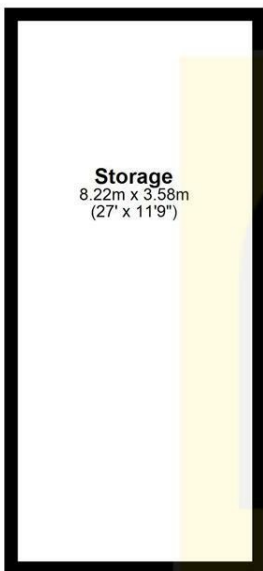
Herford is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including Hartham sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Herford benefits from two mainline stations to London.





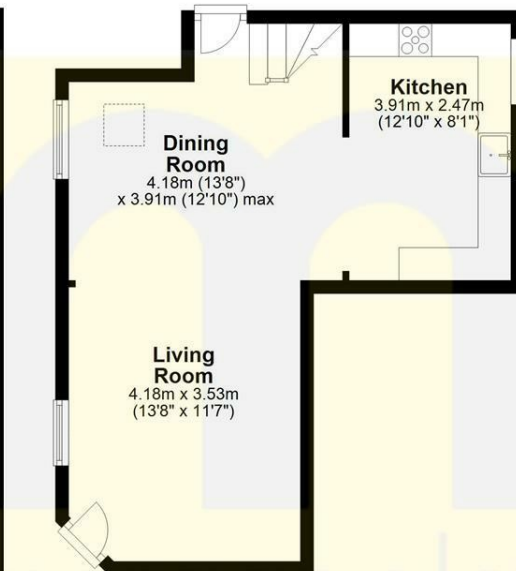
Basement

Approx. 29.4 sq. metres (316.4 sq. feet)



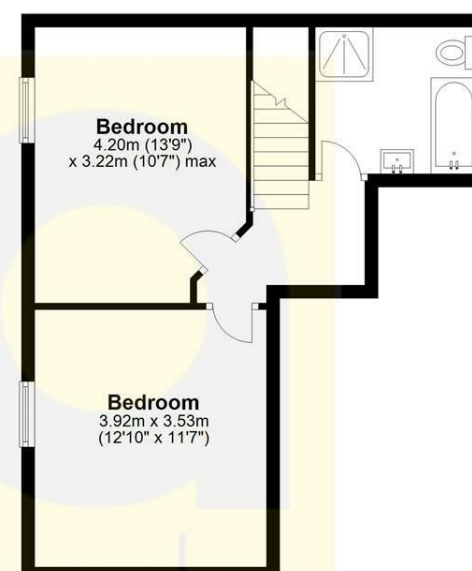
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 107.6 sq. metres (1158.4 sq. feet)

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

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			
England & Wales		EU Directive	2002/91/EC

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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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