

26 Wellington Street
Herford, SG14 3AW
Guide price £725,000

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The property has been modernised throughout providing a wonderful blend of contemporary and period features, including wooden floors, sash windows and decorative shutters.

The property boasts flexible living accommodation of approximately 1021 square feet, arranged over two floors with living room with stunning feature fireplace and a stylish kitchen breakfast room with bi-folding doors leading out to the garden. There is a useful cloakroom/wc on the ground floor.

On the first floor there are three bedrooms, a modern bathroom and separate shower room which has been recently upgraded and a useful loft area that is ideal for conversion, subject to obtaining the necessary planning consents.

A point to note is the current owners installed a brand new combi boiler in 2019.

Outside, the South facing garden is well maintained with lawn and raised decking area. The front offers a paved driveway and a dropped kerb for parking.

For the commuter the property is within easy reach of Hertford North and East mainline stations, making commuting in the city very easy.





Ground Floor
Approx. 47.0 sq. metres (505.7 sq. feet)



First Floor
Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.4 sq. feet)

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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 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.
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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		
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		
EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991

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