

Wellington Street
Herford, Herfordshire SG14 3AW
£2,200

ma
morgan alexander





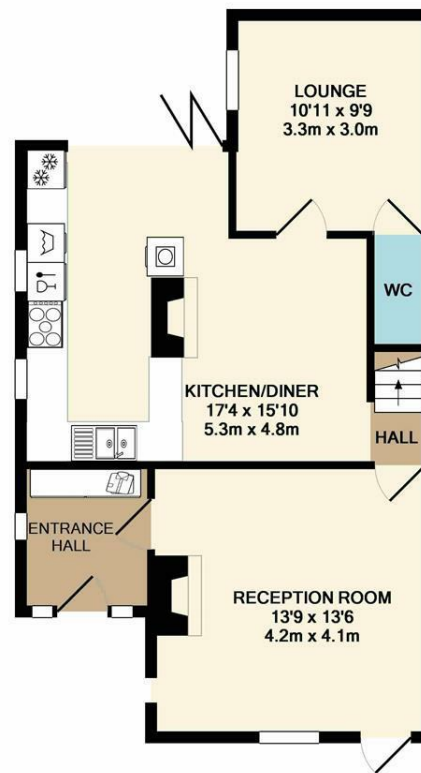
Wellington Street Herford, Hertfordshire SG14 3AW

Fully Furnished- An exceptional 3 bedroom Victorian family home situated in the heart of Bengeo in Herford, a 5 minute walk from Herford North station. Hartham Common, Herford town centre and Herford East are all also within easy walking distance. The property is perfectly located with its outstanding local schools and great commuter links. There are local parks and playgrounds within the close vicinity.

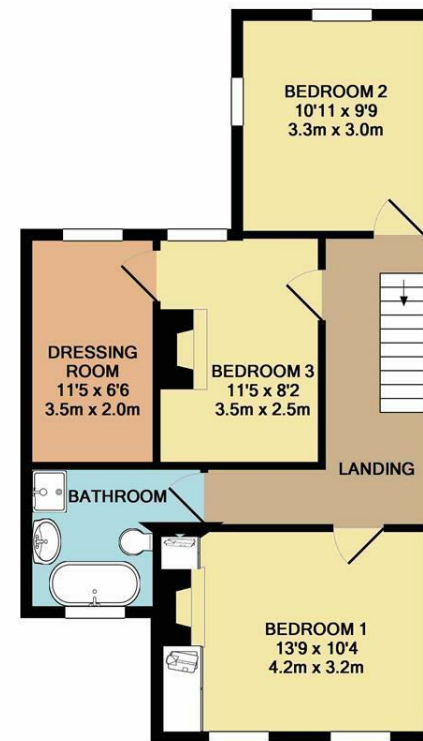
The end of terrace house extends to approximately 1,100 sq ft and is arranged over two floors. The ground floor comprises entrance hall, sitting room, lounge, WC and a fantastic open-plan kitchen diner that opens out onto a south-west facing rear garden. On the first floor are three well sized, bright bedrooms and the bathroom. The property contains an abundance of period features, including large sash windows in all rooms providing natural light throughout, and working fireplaces. The rear garden has been well thought out and is a fantastic place to catch the sun or entertain in the summer months.

Available 2nd July 2023





GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)

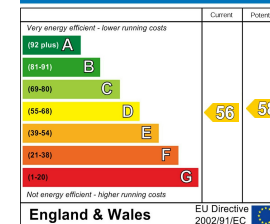


1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)

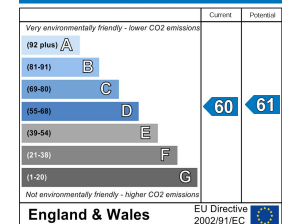
TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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