

31 Cowbridge
Herford, Herfordshire SG14 1PN
Guide price £435,000

ma
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Set within the heart of Herford Town Centre, is this two bedroom period property arranged over three floors with beautiful décor and private rear garden.

The property is well presented inside with an upgraded modern interior. The ground floor offers a living room with wooden flooring and stairs to the basement, a well-proportioned dining room with door to the garden, open plan to the kitchen with built in appliances.

On the lower ground floor is the useful basement is currently used as an office/snug with access to a ground floor cloakroom/WC.

The first floor offers main bedroom with separate shower room and a guest bedroom with en-suite bathroom.

Outside the rear garden has been paved which is great for BBQ's and outside entertaining, with a gravel area to rear. A side gate leads to a informal parking area.

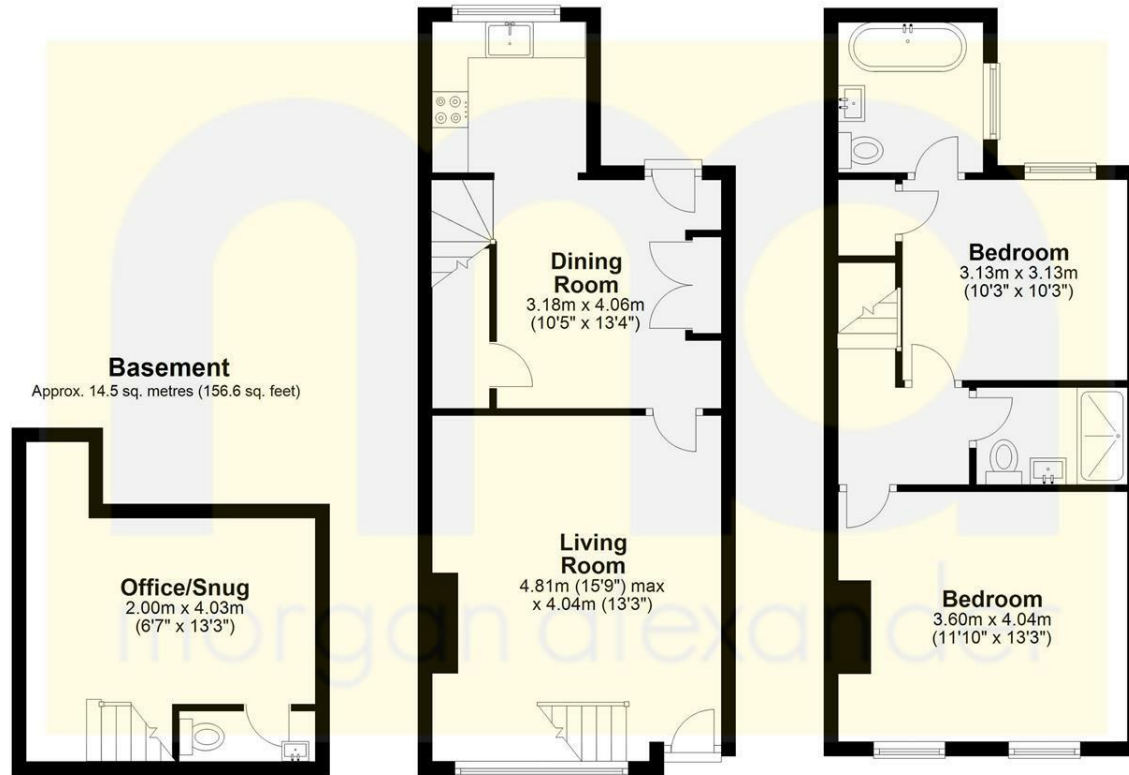
Being located on Cowbridge this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Herford, and of course Hartham Common and the River Lea, as well as Herford's Saturday street market.





Ground Floor
Approx. 37.2 sq. metres (400.5 sq. feet)

First Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Basement
Approx. 14.5 sq. metres (156.6 sq. feet)

Office/Snug
2.00m x 4.03m
(6'7" x 13'3")

Living Room
4.81m (15'9") max
x 4.04m (13'3")

Dining Room
3.18m x 4.06m
(10'5" x 13'4")

Bedroom
3.60m x 4.04m
(11'10" x 13'3")

Bedroom
3.13m x 3.13m
(10'3" x 10'3")

Total area: approx. 89.5 sq. metres (963.7 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.
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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
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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