

5 Rivershill
Herford, SG14 3SD
Guide price £745,000





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The house has been thoughtfully reconfigured by the current owners to incorporate a self-contained annex, creating an ideal arrangement for multi-generational living, visiting guests or even a home office suite.

The main house is approached via a spacious entrance hallway which immediately sets the tone for the well-balanced accommodation. To the ground floor there is a cloakroom, a bright and well-proportioned lounge/dining room, and a modern fitted kitchen with access to the annex accommodation.

Upstairs, the first floor offers three generous double bedrooms along with a recently fitted family bathroom, all arranged off a central landing.

The annex is a particularly valuable addition to the home and benefits from its own private entrance. It comprises a lounge area, kitchenette, a modern wet room and a versatile bedroom or office space, with direct access to the rear garden. This area provides excellent independence while remaining easily connected to the main house.

Externally, the property continues to impress. The wide frontage provides ample off-street parking, while the rear garden is mature, private and well maintained. Owing to the size and position of the plot there is clear potential to extend both to the side and rear of the property, subject to planning permission.

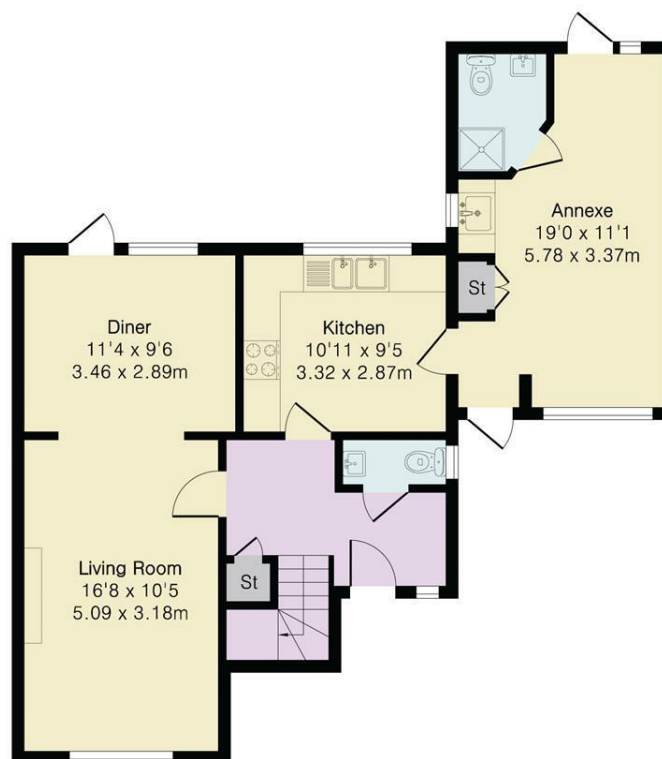




Approximate Gross Internal Area 1235 sq ft - 115 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 502 sq ft – 47 sq m



Ground Floor



First Floor

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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