

**5 Highfield Farm Mangrove Lane
Herford, Herfordshire SG13 8QJ
£1,500**





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A beautiful two-bedroom mews style property forming part of this beautiful development, surrounded by open countryside.

The property consists of tremendous character with farmhouse style doors and metal latches throughout. Private communal grounds with views over rolling countryside, allocated parking for two cars directly backing onto the communal grounds. A front paved seating area towards the front of the property for outside enjoyment.

Enter via the entrance hallway, a large open plan square lounge and very modern kitchen with a range of base and eye level units with integrated appliances with a centre island. Not to mention the vaulted ceilings, wooden flooring and French doors leading to the outside area.

There is a nicely finished modern bathroom with front aspect window, a single bedroom with rear aspect windows and above storage space. The main bedroom is a very spacious doubled with fitted wardrobes.





Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



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Total area: approx. 57.2 sq. metres (615.5 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 | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |

PROPERTY MISDESCRIPTIONS ACT 1991
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