

83 Wellington Street  
Herford, SG14 3AN  
Offers in excess of £565,000

**ma**  
morgan alexander





## 83 Wellington Street Herford, SG14 3AN

Wellington Street is set in the heart of the ever-popular lower part of Bengoe and the property is tucked along a quiet residential street just a stone's throw from Herford North Station and a short walk from Herford Town Centre and Hartham Common.

This stylish property is arranged over three floors offering well-proportioned bright rooms with double glazed sash windows; wooden flooring; original period features; high specification bespoke kitchen with integrated appliances; luxury bathroom and private rear garden.

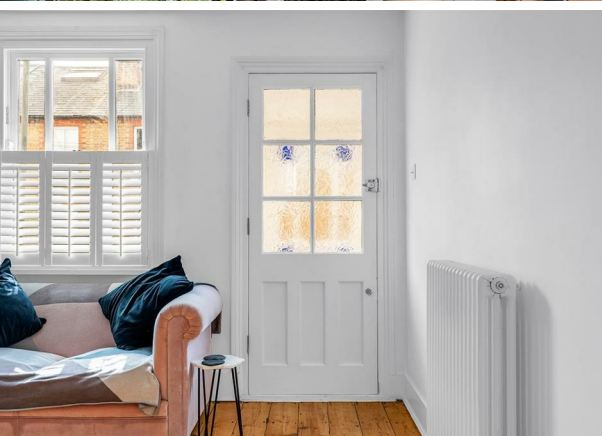
The property offers a large open plan rear extension incorporating a modern kitchen / diner with glazed roof and a homely log burner. The glass door opening from the kitchen leads out onto a secluded rear garden. The front of the house has a separate lounge with attractive sash window and original Victorian fireplace.

On the first floor are two bedrooms and a family bathroom with underfloor heating. The top floor forms the new expansive loft conversion offering a large third bedroom with dormer window, velux window and built-in eaves storage.

Outside there is a delightful rear garden, with terrace areas and an artificial lawn.

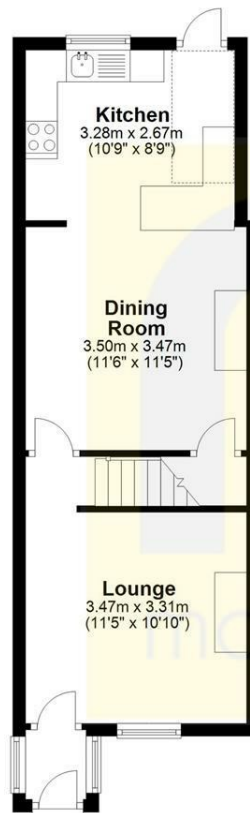
This home is just a few minutes' walk to the excellent transport links directly into London and close to Herford's shops, bars and restaurants.





### Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



### First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



### Second Floor

Approx. 17.0 sq. metres (182.4 sq. feet)



Total area: approx. 86.5 sq. metres (930.8 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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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