

16 Fanshawe Street
Herford, SG14 3AT
Offers in excess of £550,000

ma
morgan alexander





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Step into this charming two double bedroom Victorian terrace nestled in the heart of Bengoe on picturesque Fanshawe Street.

As you enter through the inviting porch, you're welcomed into a spacious living room adorned with a pretty feature fireplace, creating a cosy atmosphere to unwind and relax. The living room seamlessly flows into a dining area, perfect for entertaining guests or enjoying family meals. Beyond the dining area lies a modern kitchen, tastefully finished with quartz worktops, providing both style and functionality. Completing the ground floor is a utility room and w/c.

Ascending the stairs, you'll find two well-proportioned double bedrooms, offering ample space for rest and relaxation. The upstairs family bathroom ensures convenience for all residents.

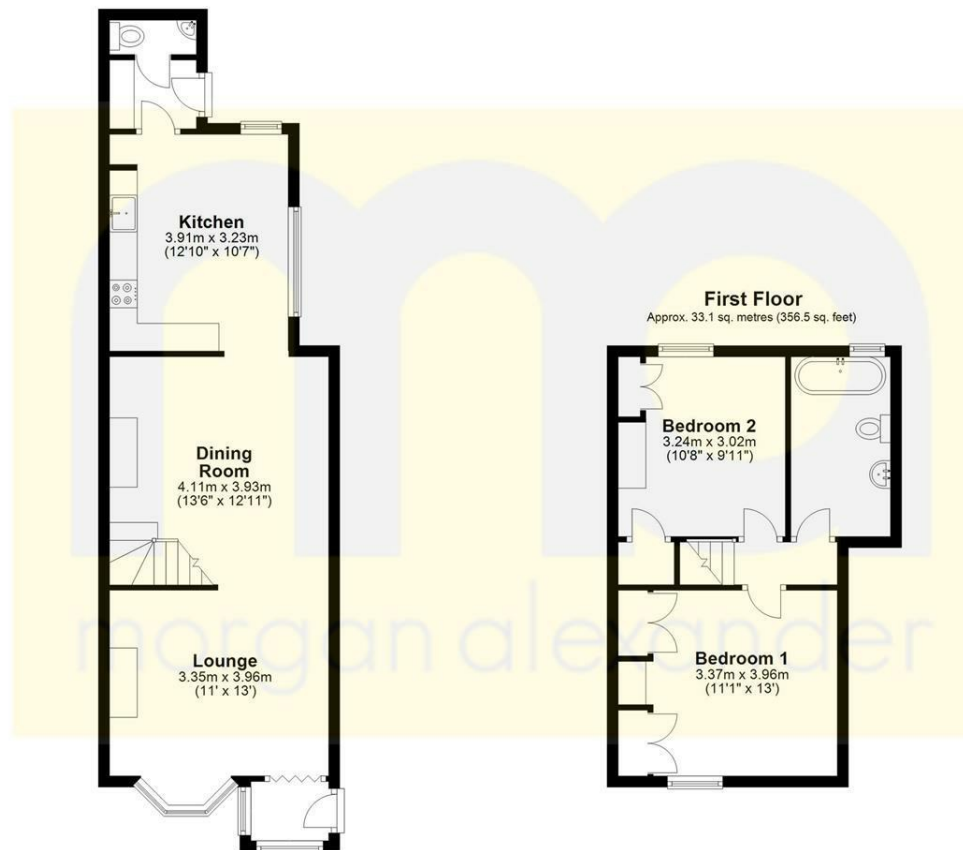
Noteworthy is the potential for loft extension, as several neighbours have already undertaken this project, adding dormers to create additional living space. Of course, this is subject to obtaining the necessary planning permission, offering a promising opportunity for expansion and personalisation.

Outside, the property boasts a delightful rear garden, perfect for enjoying al fresco dining or simply soaking up the sunshine in a peaceful setting.





Ground Floor
Approx. 47.8 sq. metres (514.7 sq. feet)



Total area: approx. 80.9 sq. metres (871.3 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) 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 | | |

England & Wales

Environmental Impact (CO₂) 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 | | |

England & Wales

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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