

4 Spencer Street
Herford, SG13 7AH
Guide price £475,000

ma
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CHAIN FREE - A beautiful extended three bedroom Victorian home which enjoys a modern interior finish throughout and located within walking distance of Herford town centre, The Meads and Hartham Common.

This stylish home is arranged over three floors offering well-proportioned bright rooms, with high specification kitchen with integrated appliances and sunny private rear garden.

The ground floor of property offers a great size living room and a fully fitted kitchen/ dining room with access to the garden via the bi-folding doors.

To the first floor is a guest double bedroom, bedroom three and bathroom room. The top floor offers the master bedroom with a separate storage area.

Outside there is a delightful rear garden, perfect for family fun and outside dining.

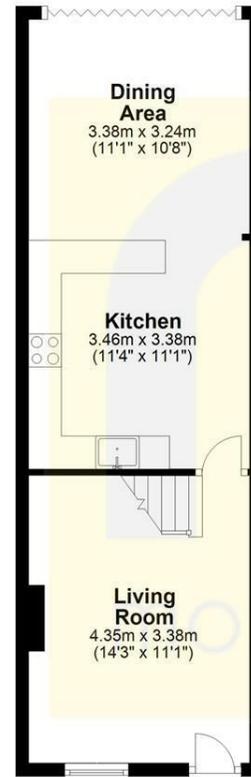
Being located on Spencer Street this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Herford, and of course the River Lea, Hartham Common and The Meads.





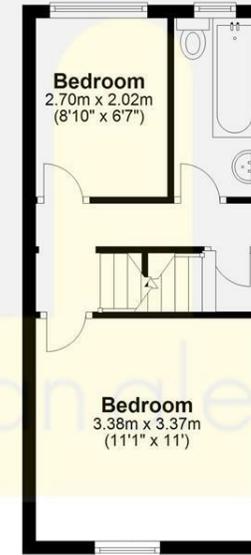
Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



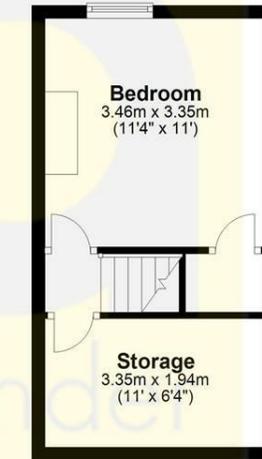
First Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.2 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 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.
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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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