

65 The Avenue
Herford, SG14 3DT
Guide price £715,000

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The property sits back from the road behind a landscaped frontage providing private off-street parking and a pleasing first impression. Inside, the layout has been thoughtfully arranged to create sociable ground floor living without losing the definition of individual rooms.

A welcoming entrance hall leads through to a bright living room with log burner and overlooking the front aspect, flowing naturally into a dining area ideal for family use or entertaining. The kitchen is well appointed with extensive storage, quality work surfaces and integrated appliances (space for fridge/freezer) and door to the side of the property. To the rear, the extension which is a generous family space that opens directly onto the garden, creating a natural focal point of the home and bringing excellent light throughout the day. A cloakroom and useful storage complete the ground floor.

Upstairs, the landing gives access to three bedrooms and a family bathroom, all presented in good order and offering flexibility for growing families or those needing work-from-home space.

The rear garden is a particular feature. Mature, private and manageable, it provides a safe lawned area alongside established planting and a terrace suited to outdoor dining. Gated side access returns you to the front of the property.

The property used to have a garage at the rear of the garden which was accessed via the service road.

Ground Floor Accommodation

Hallway

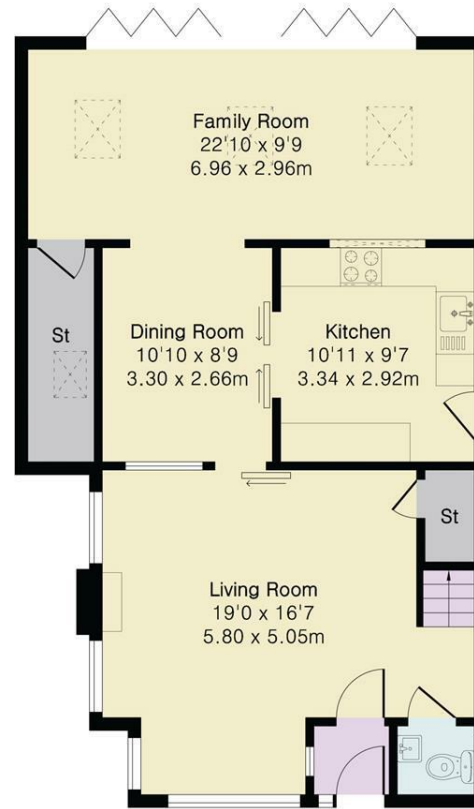




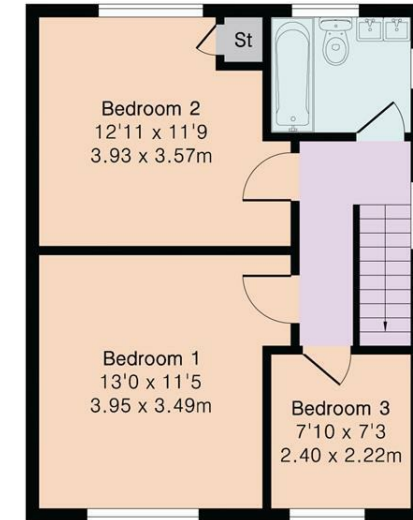
Approximate Gross Internal Area 1275 sq ft - 118 sq m

Ground Floor Area 797 sq ft – 74 sq m

First Floor Area 478 sq ft – 44 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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