

63 High Road
Herford, SG14 2PR
Guide price £395,000

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The home offers lots of character, with an open fireplace with log burner in the open plan living room and oak fitted kitchen. The downstairs space is well thought out with a split-level lounge/dining room. The fitted kitchen offers views of the garden and leads to the dining room with French doors leading to the garden.

Upstairs you have two bedrooms and the bathroom with shower over the bath.

Being located on High Road, Waterford this home is just a few minutes walk to the beautiful rural walks across the vast open countryside and especially the picturesque Waterford Heath Nature Reserve.

Ground Floor Accommodation:

Open-plan Living Room

Kitchen





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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

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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