

67 Port Hill  
Herford, Hertfordshire SG14 3EP  
Guide price £300,000

**ma**  
morgan alexander





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Set back from the road and arranged across two thoughtfully considered floors, the accommodation offers excellent proportions with a warm, homely feel from the moment you step inside. The living room is a delightful space, featuring parquet flooring, a cast iron fireplace, exposed ceiling timbers and bespoke built-in shelving and storage to the chimney recess – an elegant yet cosy setting for relaxing or entertaining.

To the rear of the property, the fitted kitchen offers garden views and provides space for appliances and access to the garden. The west-facing rear garden is a particularly appealing feature – a true sun trap, ideal for a morning coffee or evening glass of wine. With terraces, timber shed and being fully enclosed, it provides privacy and charm in equal measure.

Upstairs, the bedroom is a real highlight – bright, tranquil and characterful, with exposed ceiling beams, space for wardrobes, and glorious views across to Hartham Common. The first-floor bathroom is well-appointed, complete with a full suite, shower over the bath, and window overlooking the rear aspect.

Situated on the ever-popular Port Hill, you're just a short stroll from Hartham Common, The Meads, and The River Lea – a haven for those who enjoy dog walking, running, paddleboarding or just a peaceful Sunday stroll. Herford's vibrant town centre is also within easy reach, boasting an excellent selection of restaurants, pubs, coffee shops, and independent retailers. The recently opened Beam Theatre offers a modern cultural hub for film, art and performance right in the town centre – further cementing Herford's growing reputation as a destination for both living and lifestyle.

You're also perfectly positioned for commuting, with Herford North and Herford East stations both within equal walking distance, offering regular services into London. Parking is unrestricted on-street parking, as well as nearby pay-and-display options at Hartham Common and two hours free parking at Sainsbury

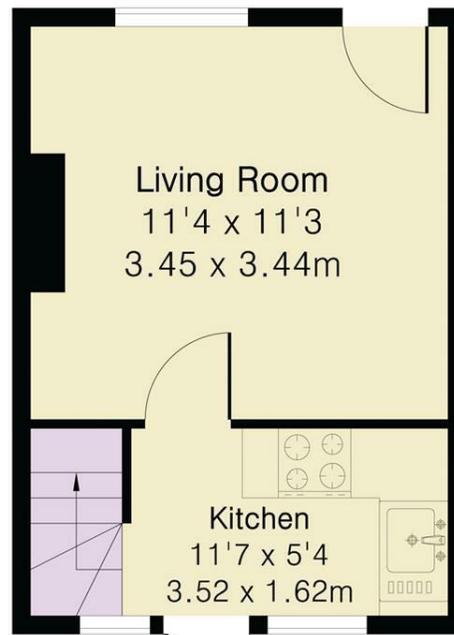




# Approximate Gross Internal Area 400 sq ft - 38 sq m

Ground Floor Area 200 sq ft – 19 sq m

First Floor Area 200 sq ft – 19 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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