

77 Constables Way
Herford, SG13 7AF
Guide price £312,000





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The property offers bright, well balanced accommodation throughout, centred around a spacious open plan living, kitchen and dining area with French doors opening onto the first terrace, which in turn leads to the communal gardens beyond. This creates a wonderful extension of the living space and a secure, peaceful setting to sit and relax.

The principal bedroom provides ample space for wardrobes and furnishings, while the second bedroom benefits from French doors opening onto a further private sun terrace, making it an ideal guest room, home office or additional sitting space. A modern bathroom and generous entrance hall complete the internal layout.

Constables Way sits within a beautifully maintained development, ideally positioned just moments from the excellent facilities of Herford town centre. The green open spaces of Hartham Common and The Meads are close by, and Herford East station is within comfortable walking distance, offering regular services into London.

Outside

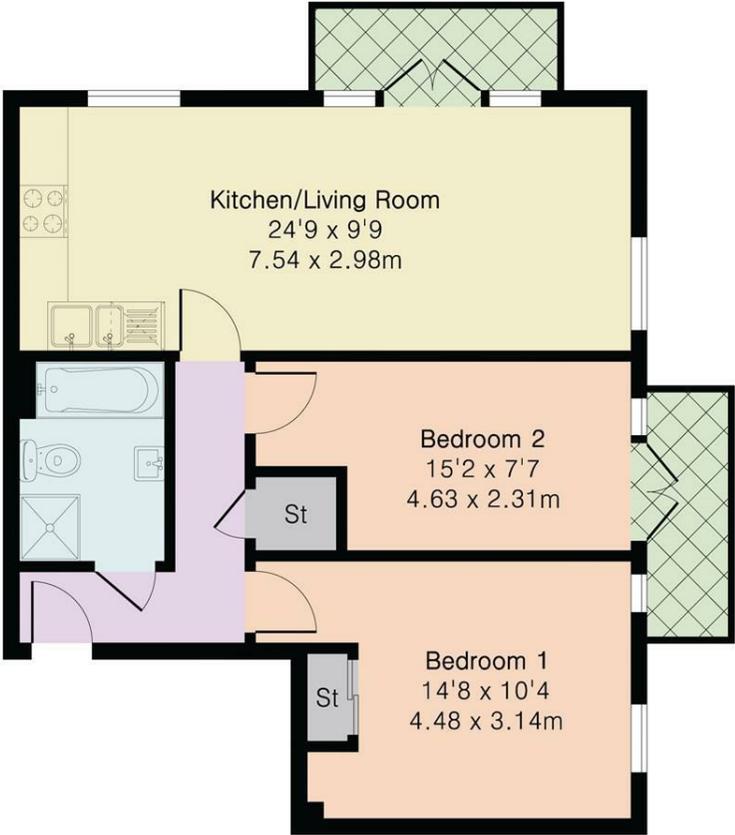
Well kept communal gardens

Parking

Allocated parking space within a secure gated underground car park.



Approximate Gross Internal Area 623 sq ft - 58 sq m



Ground 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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