

42A Fore Street  
Herford, SG14 1BY  
Guide price £385,000





## 42A Fore Street Herford, SG14 1BY

The apartment offers a generous and well balanced layout, designed to maximise natural light and flow throughout. The principal reception room is particularly impressive, featuring high ceilings, sash windows and attractive wooden flooring. Its proportions comfortably accommodate both relaxed seating and a dedicated dining area, creating a versatile space suited to everyday living as well as entertaining.

The kitchen is fitted with an extensive range of wall and base units, complemented by granite work surfaces and ample preparation space. Well arranged to allow room for appliances, it also benefits from a window that brings in natural light, making it both practical and enjoyable for daily use.

A spacious hallway leads to two well proportioned double bedrooms. The principal bedroom includes built in wardrobes and a stylish en suite shower room finished to a high standard. The second bedroom is also a comfortable double with fitted wardrobes and is served by a well appointed bathroom. Throughout the apartment, quality fixtures and fittings blend seamlessly with retained period features to create a refined and cohesive finish.

Externally, the building has recently undergone remedial works to the façade, including attention to the windows and redecoration, providing reassurance for years to come. The property is offered with a long lease of approximately 148 years remaining and benefits from no ground rent or service charge, an increasingly rare and valuable advantage.

Positioned on Fore Street, the apartment is moments from Herford's independent shops, restaurants and cafés, as well as Herford East and Herford North stations, offering convenient access into London.

Forming part of the landmark Grade II listed Egyptian House, dating from around 1825 and designed in the distinctive Egyptian Revival style, this is a rare opportunity to acquire a central Herford home of genuine character and quality. Early viewing is highly recommended.





Approximate Gross Internal Area 975 sq ft - 91 sq m



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 <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			
		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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