

17 Wellington Street
Herford, SG14 3AN
Guide price £400,000

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The property features an inviting living room with an attractive exposed brick chimney breast, fitted cabinetry and shelving, a wood-burning stove, wood flooring and a double glazed sash window allowing plenty of natural light.

To the rear is a well-appointed kitchen fitted with a range of units and cupboards with work surfaces, complemented by a traditional butler sink and space for a dining table, creating a sociable and practical kitchen area.

Beyond the kitchen is a useful rear lobby providing access to the garden and leading to a modern ground floor bathroom fitted with a contemporary suite including a bath with shower over.

Upstairs, the first floor landing leads to two well-proportioned bedrooms, both offering comfortable accommodation and continuing the home's appealing character.

Externally, the property benefits from a private and secluded rear courtyard garden, ideal for outdoor dining and entertaining. A brick-built outhouse provides excellent additional storage and offers potential for use as a home office, studio or workshop.

Further benefits include double glazing and gas central heating throughout.

Wellington Street sits within Lower Bengoe, one of Hertford's most desirable residential areas, ideally positioned close to the town centre. Hertford offers a wide range of shops, independent boutiques, cafés, restaurants and traditional pubs, along with the popular BEAM



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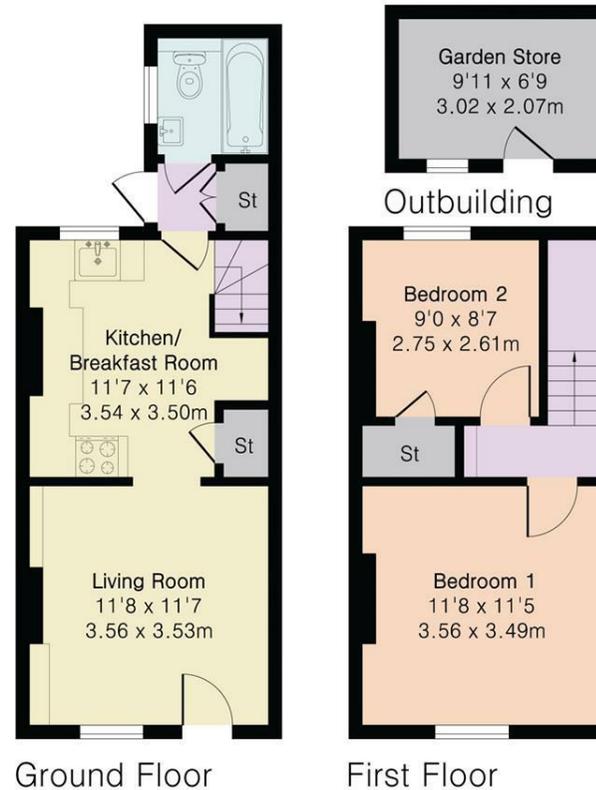


**Approximate Gross Internal Area 601 sq ft - 55 sq m
(Excluding Outbuilding)**

Ground Floor Area 327 sq ft – 30 sq m

First Floor Area 274 sq ft – 25 sq m

Outbuilding Area 67 sq ft – 6 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			
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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