

28 Braziers Field
Herford, SG13 7JS
Guide price £340,000

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This is not just "retirement living" in name. It works because it balances independence with support. Residents must be 55 or over leading to a calm, secure and friendly environment. There is the reassurance of having an on-site manager, and 24-hour emergency intercom/pendant system in place. Residents hold regular optional social events in the communal lounge, should you wish to join them or no pressure if you don't.

Step inside and you have a practical well-laid out home in excellent condition ready to move into.

The entrance hall leads through to a bright fully fitted kitchen complete with integrated Neff oven, gas hob, extractor hood, and space for both a washing machine and fridge freezer. The kitchen was designed with ease of functionality in mind.

The lounge/dining room overlooks the beautiful garden which is accessed by a patio door straight onto the large sandstone terrace. A stone fireplace and feature electric fire provides a cosy focal point to the room.

The main bedroom 1 sits quietly at the rear, with garden views and benefits from large built-in wardrobes.

Bedroom 2 is located at the front and is ideal as a dining/hobby/study space depending on your lifestyle.

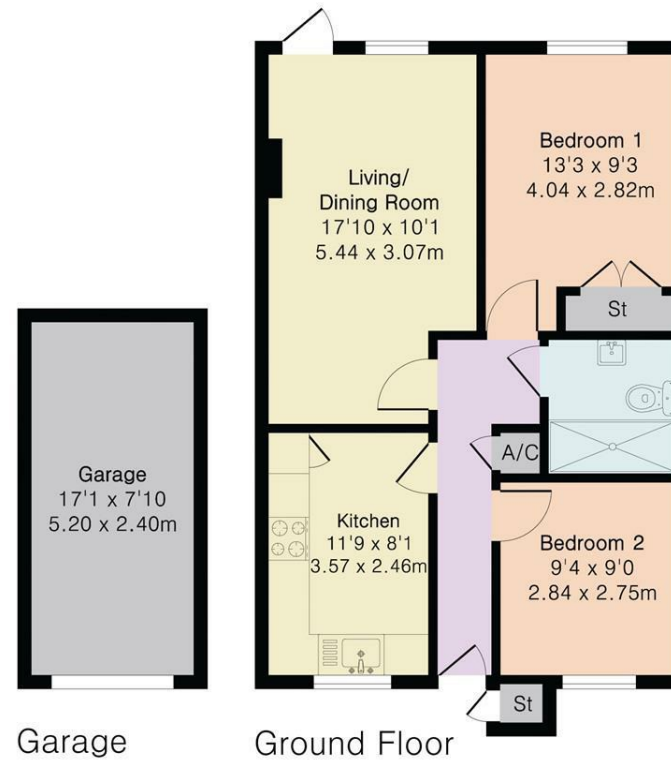
The bathroom has been modernised to make it into a sealed wet room, to include a shower, wash hand basin, WC, and heated chrome towel rail.





Approximate Gross Internal Area 592 sq ft - 55 sq m (Excluding Garage)

Garage Area 134 sq ft - 12 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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH

Tel: 01992 248028

westley@morgan-alexander.co.uk