

**15 Bengeo mews**  
**Herford, Herfordshire SG14 3TL**  
**Guide price £249,995**

**ma**  
morgan alexander





## 15 Bengeo mews Herford, Herfordshire SG14 3TL

This fully modernised home represents an excellent opportunity for first-time buyers and investors alike. The property offers bright and well-balanced accommodation, with a particular feature being the open plan kitchen/lounge/diner, creating a sociable and functional living space.

The kitchen is fitted with a modern range of units, complemented by ample work surfaces and a selection of integrated appliances. The lounge/dining area enjoys a large window allowing for plenty of natural light, with sufficient space for both seating and dining arrangements.

The bedroom is well-proportioned and benefits from a built-in storage cupboard, while the bathroom is fitted with a modern suite, including a shower over the bath and a window providing natural ventilation.

Additional features include double glazed windows, gas central heating, loft space, and the rare advantage of your own private front door, avoiding any communal internal areas.

**Allocated Parking:**  
One allocated parking space located nearby, with additional visitor parking available.

**Communal Gardens:**  
Attractive and well-maintained communal gardens, together with a shared washing line area.

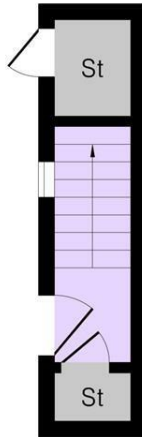




## Approximate Gross Internal Area 484 sq ft - 44 sq m

First Floor Area 242 sq ft – 22 sq m

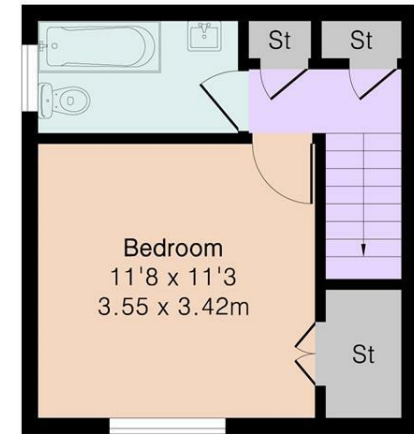
Top Floor Area 242 sq ft – 22 sq m



Ground Floor



First Floor



Top Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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