

100 North Road
Herford, SG14 2BZ
Guide price £890,000

ma
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A charming and extended three bedroom semi-detached home enjoying a large spectacular garden in excess of 300ft, detached outbuilding and located opposite St Joseph's Catholic Primary School. The property offers further potential to extend subject to planning.

This property is ideal for a modern family with the sleek and well-appointed kitchen with breakfast/ family room, living room, WC, three bedrooms and family bathroom.

The delightful rear garden is perfect for family fun and outside entertaining, whilst remaining leafy and green. The outbuilding offers a home office, with the option to convert to guest bedroom with an en-suite. At the front of the property offers parking for four cars and side access.

North Road is located within walking distance to the town's shops, educational and leisure facilities and easy reach to Herford's two main line railway stations providing access to London Liverpool Street and Moorgate.

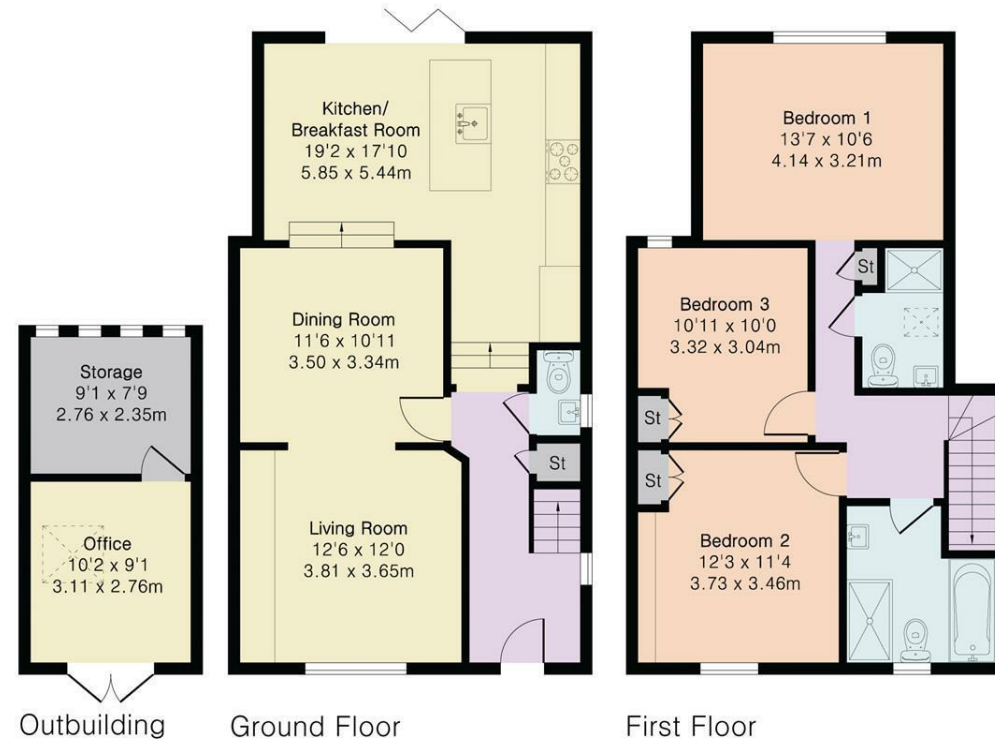


Approximate Gross Internal Area 1257 sq ft - 117 sq m (Excluding Outbuilding)

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 603 sq ft – 56 sq m

Outbuilding Area 166 sq ft – 15 sq m



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			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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