

**1A Warren Terrace
Herford, SG14 3JE
Guide price £475,000**





1A Warren Terrace Herford, SG14 3JE

A beautiful two bedroom Victorian home which enjoys a modern interior finish throughout, complimented by stunning garden and located within walking distance of Herford town centre.

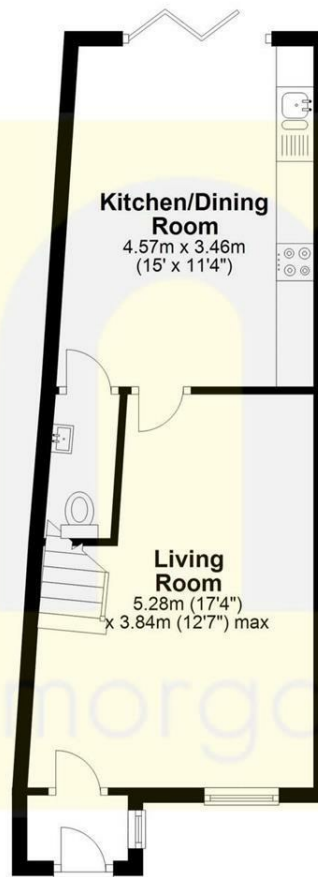
This deceptively spacious and stylish home is arranged over two floors offering well proportioned bright rooms with entrance porch, living room with log burner, eat-in kitchen breakfast room with integrated appliances and French doors to the garden, ground floor WC, two bedrooms, first floor bathroom and a good size rear garden.

Being located on Warren Terrace this home is just a few minutes walk to the excellent transport links, shops, bars and restaurants of central Herford, and of course the River Lea and Hartham Common.





Ground Floor
Approx. 36.1 sq. metres (388.9 sq. feet)



First Floor
Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.8 sq. feet)

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 (CO₂) 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		
EU Directive 2002/91/EC		

England & Wales

England & Wales

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