

2a North Road
Herford, SG14 1LD
Guide price £775,000

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Discreetly positioned behind a walled frontage on North Road, North Road Cottage combines character, space and convenience in equal measure.

Just moments from Herford's vibrant town centre and both mainline stations, the property offers an enviable lifestyle opportunity for buyers seeking a character home within walking distance of everything the county town has to offer.

The accommodation is arranged over two floors with a welcoming entrance hall creates an immediate sense of space and provides access to the principal reception rooms. The impressive dual-aspect living room measures over 21ft in length and enjoys views over the courtyard garden, with French doors opening directly onto the conservatory and outdoor entertaining space beyond.

A separate dining room provides an ideal setting for formal entertaining, whilst the generous kitchen/dining room offers extensive storage and worktop space, with ample room for family dining. The ground floor is further complemented by a conservatory overlooking the courtyard garden and a convenient cloakroom/WC.

To the first floor are three well-proportioned bedrooms, including an exceptional principal bedroom measuring over 21ft in length. The remaining bedrooms are served by a family bathroom, whilst a useful utility room and additional storage areas add to the practicality of the accommodation.

Externally, the property enjoys a private courtyard garden to the rear, creating a low-maintenance and secluded outdoor space ideal for al fresco dining and entertaining. To the front, a gated gravelled frontage provides valuable off-street parking, a rarity for such a central Herford location.





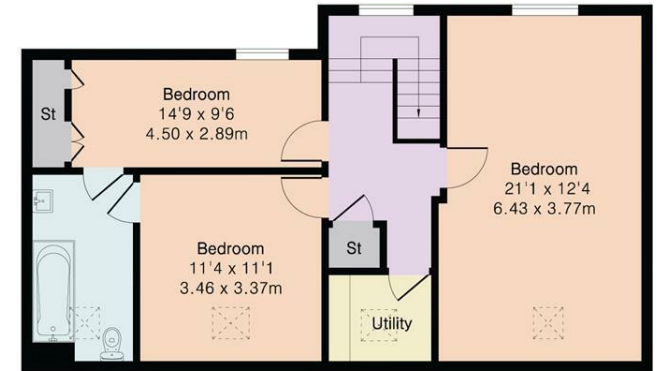
Approximate Gross Internal Area 1703 sq ft - 158 sq m

Ground Floor Area 971 sq ft – 90 sq m

First Floor Area 732 sq ft – 68 sq m



Ground Floor



First Floor

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			(92 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		
England & Wales		EU Directive 2002/91/EC	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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