



28 Hamilton Road, Alford, LN13 9HG

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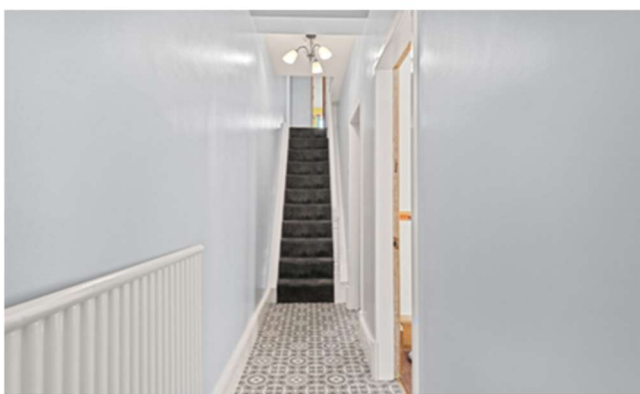
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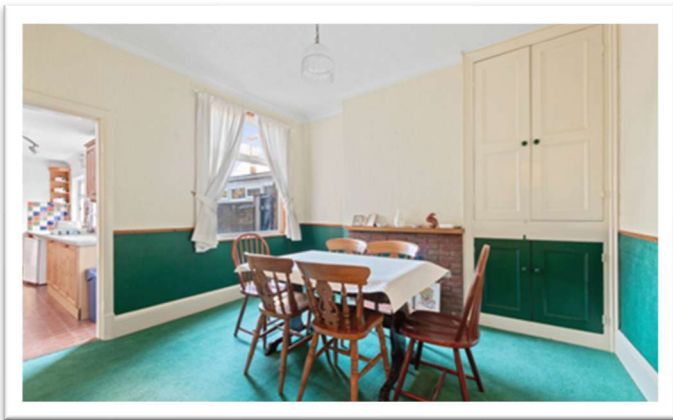
£195,000



Key Features

- Victorian terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen, bathroom & separate WC
- Rear Courtyard
- Enclosed lawned rear garden
- EPC rating D





A Victorian terrace house set within the quiet & historic market town of Alford. Having accommodation comprising: entrance hall, lounge, dining room, kitchen and bathroom to ground floor. Three bedrooms and separate WC to first floor. Outside the property has a rear courtyard and a lawned garden beyond.

ACCOMMODATION

Porch recess with part glazed front entrance door with fanlight above through to the:

ENTRANCE HALL

Having radiator, tile effect flooring and staircase rising to first floor.

LOUNGE

4.64m x 3.44m (15'2" x 11'4")

Having bay window to front elevation, coved ceiling, radiator, dado rail and fireplace with marble hearth, tiled back, inset living flame style gas fire and wooden surround.

DINING ROOM

3.67m x 3.41m (12'0" x 11'2")

Having window to rear elevation, coved ceiling, radiator, dado rail, brick-built fireplace and built-in cupboards to alcove.



KITCHEN

5.3m x 2.48m (17'5" x 8'1")

Having two windows & part glazed door to side elevation, coved ceiling, quarry tile effect flooring and understairs storage. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & appliance spaces under, cupboard over. Recess with space for electric cooker. Further work surface with cupboards & drawers under, cupboards over.

UTILITY

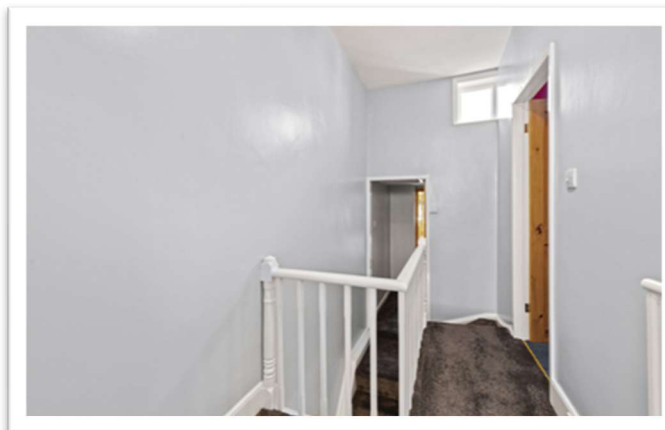
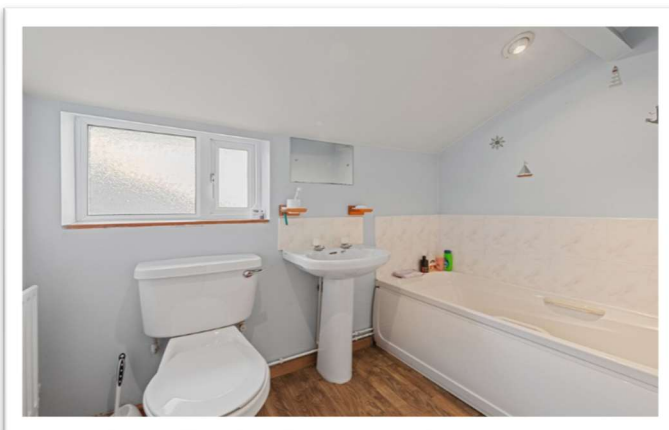
Having window to side elevation and continuation of quarry tile effect flooring.

BATHROOM

2.45m x 1.7m (8'0" x 5'7")

Having window to rear elevation, radiator, wood effect flooring, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.





FIRST FLOOR LANDING

Having radiator.

BEDROOM ONE

4.42m x 3.87m (14'6" x 12'8")

Having two windows to front elevation and radiator.

BEDROOM TWO

3.7m x 2.83m (12'1" x 9'4")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

3.34m x 2.49m (11'0" x 8'2")

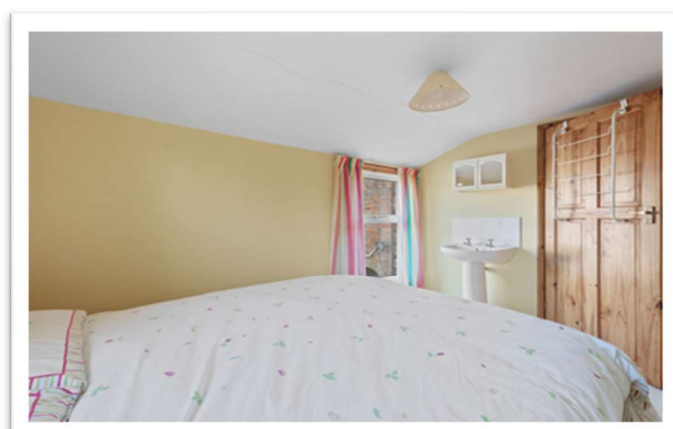
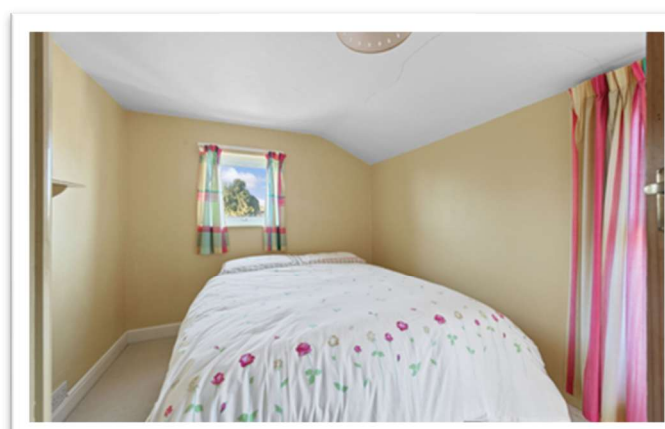
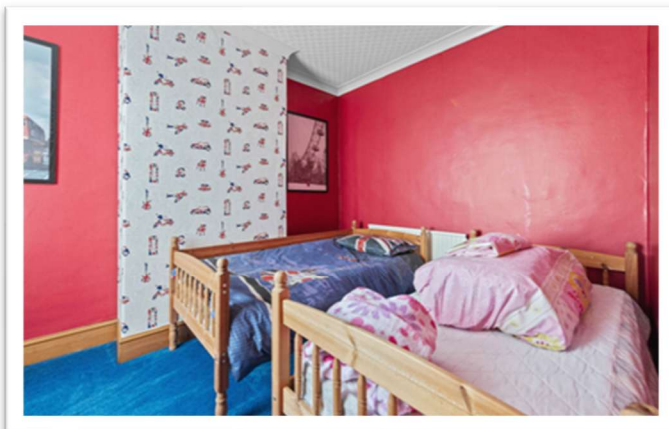
Having windows to side & rear elevations, radiator and pedestal hand basin with tiled splashback.

SEPARATE WC

Having window to side elevation and low level WC.



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EXTERIOR

To the front of the property there is a gravelled garden with a footpath leading to the front entrance door.

REAR GARDEN

Having an enclosed courtyard with a brick-built store, vegetable plot and a pathway leading to an enclosed lawned garden.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

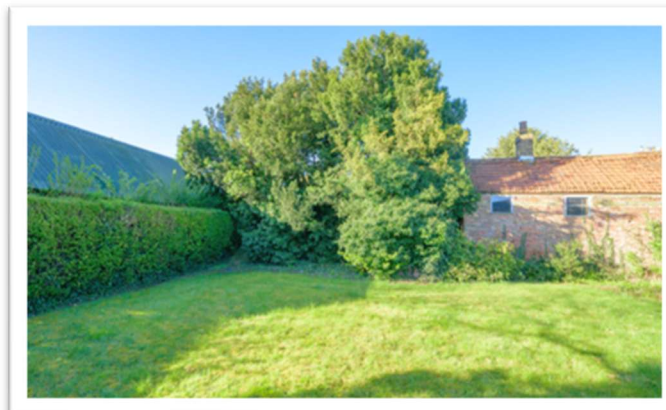
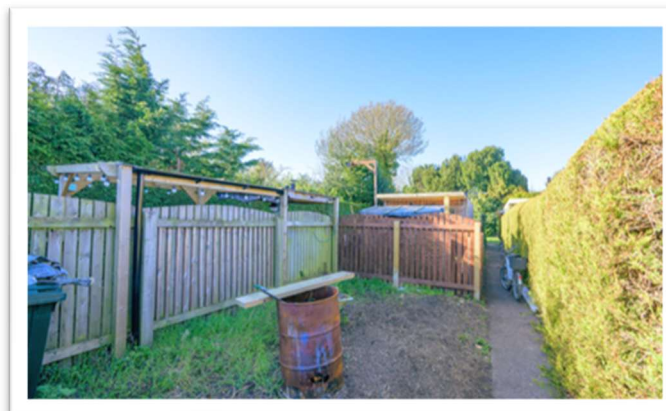
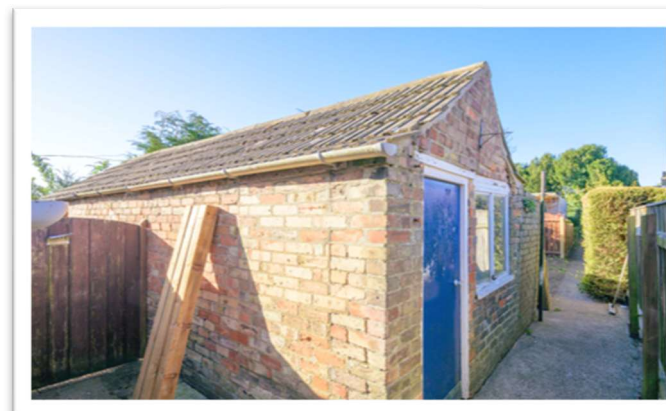
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

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Floorplan



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