



23 Finsbury Street, Alford, LN13 9BH



Freehold

OIRO £115,000



Key Features

- End terrace house
- Two bedrooms
- Lounge, kitchen & shower room
- Enclosed rear courtyard
- Parking space to rear
- Gas central heating
- Double glazing
- EPC rating D





An end terrace house in a pleasant location within the market town of Alford. Having accommodation comprising: lounge, hall, kitchen and bathroom to ground floor. Two bedrooms to first floor. Outside the property has an enclosed courtyard and an allocated parking space to the rear. The property had a new gas boiler in 2022 and a new roof in December 2023.

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.74m x 3.38m (12'4" x 11'1")

Having window to front elevation, radiator and laminate flooring.

HALL

Having laminate flooring smoke alarm, downstairs storage cupboard and staircase rising to first floor.

KITCHEN

3.2m x 2.34m (10'6" x 7'8")

Having window & part glazed stable style door to rear elevation, radiator and tile effect flooring. 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, cupboard under. Work surface return with space for gas cooker, cupboard under, cupboard over. Further work surface return with cupboard & drawers under, cupboards over.

Further work surface with cupboard under, cupboards over and further work surface with space & plumbing for automatic washing machine under, cupboard housing gas fired combination boiler providing for both domestic hot water & heating over.

BATHROOM

2.05m x 1.62m (6'8" x 5'4")

Having radiator, extractor, tiled walls, panelled bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

FIRST FLOOR LANDING

BEDROOM ONE

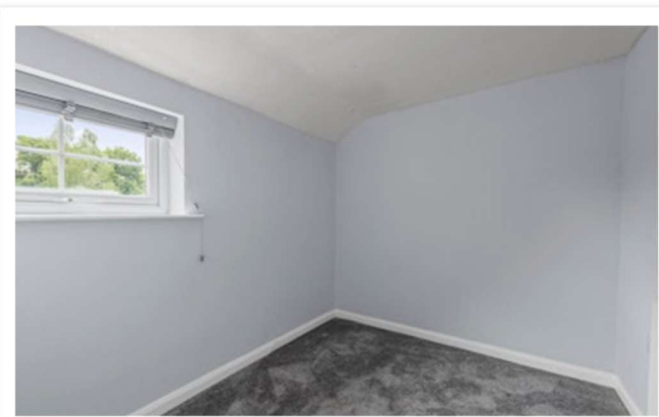
3.72m x 3.41m (12'2" x 11'2")

Having window to front elevation, radiator, dado rail and fitted wardrobe.

BEDROOM TWO

2.5m x 2.1m (8'2" x 6'11")

Having window to rear elevation and radiator.



EXTERIOR

To the rear of the property there is an enclosed gravelled courtyard with a gate to the rear. The property also has an allocated parking space to the rear.

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 A. We are advised that the property had a new gas combination boiler in 2022 and a new roof in December 2023.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

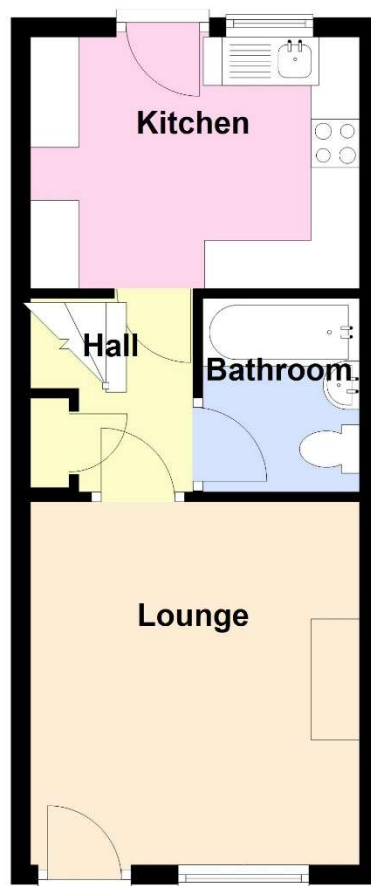
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

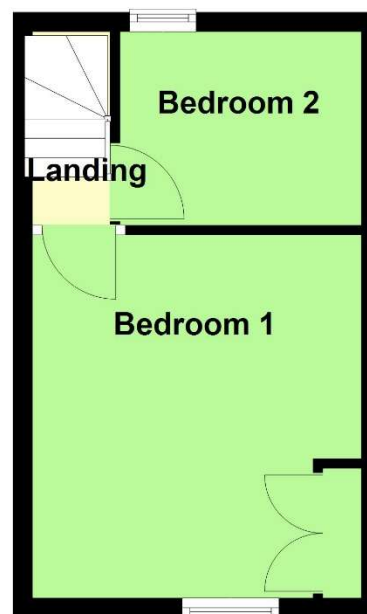
Ground Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



First Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.0 sq. feet)



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