



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**South Street**

**Alford  
LN13 9AQ**

**£125,000**

This unique mid terrace home is perfectly situated close to the centre of Alford. An excellent opportunity for first time buyers, downsizing or bolt hole/ holiday let, the property benefits from ultra low maintenance living accommodation throughout, whilst also having the benefit of an allocated off road parking space. Internal viewings are highly recommended and will reveal deceptively spacious living accommodation comprising of: Entrance hallway, superb open plan lounge kitchen dining room, two ground floor bedrooms and modern bathroom suite. Outside, the property is ideal for low maintenance living, with only a small courtyard to maintain.

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#### Entrance Hallway

19' 7" x 3' 7" (5.957m x 1.089m)

Composite door to front opens into entrance hallway, with radiator and stairs leading to the upper floor living accommodation.

#### Bedroom 2

9' 6" x 7' 1" (2.905m x 2.147m)

window to front, radiator.

#### Bathroom

6' 2" x 7' 0" (1.89m x 2.14m)

Panelled bath with overhead shower attachment, pedestal wash basin, low flush w/c, radiator, tiled walls, extractor fan.

#### Bedroom 1

9' 5" x 10' 2" (2.866m x 3.105m)

Window to rear, radiator, modern flooring.

#### Lounge kitchen

29' 6" x 11' 0" (8.99m x 3.353m)

Windows to front and rear, two velux windows. Range of modern fitted units incorporating stainless steel sink unit with draining board and mixer tap. Connections and space for cooker, plumbing for washing machine and space for fridge freezer. Tiled ceramic splashbacks, two radiators. Superb open plan kitchen living space.

#### Outside

There is shared access to parking with the adjoining properties and the property has an allocated parking space. There is a small, low maintenance courtyard which has shared access leading to the front door.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

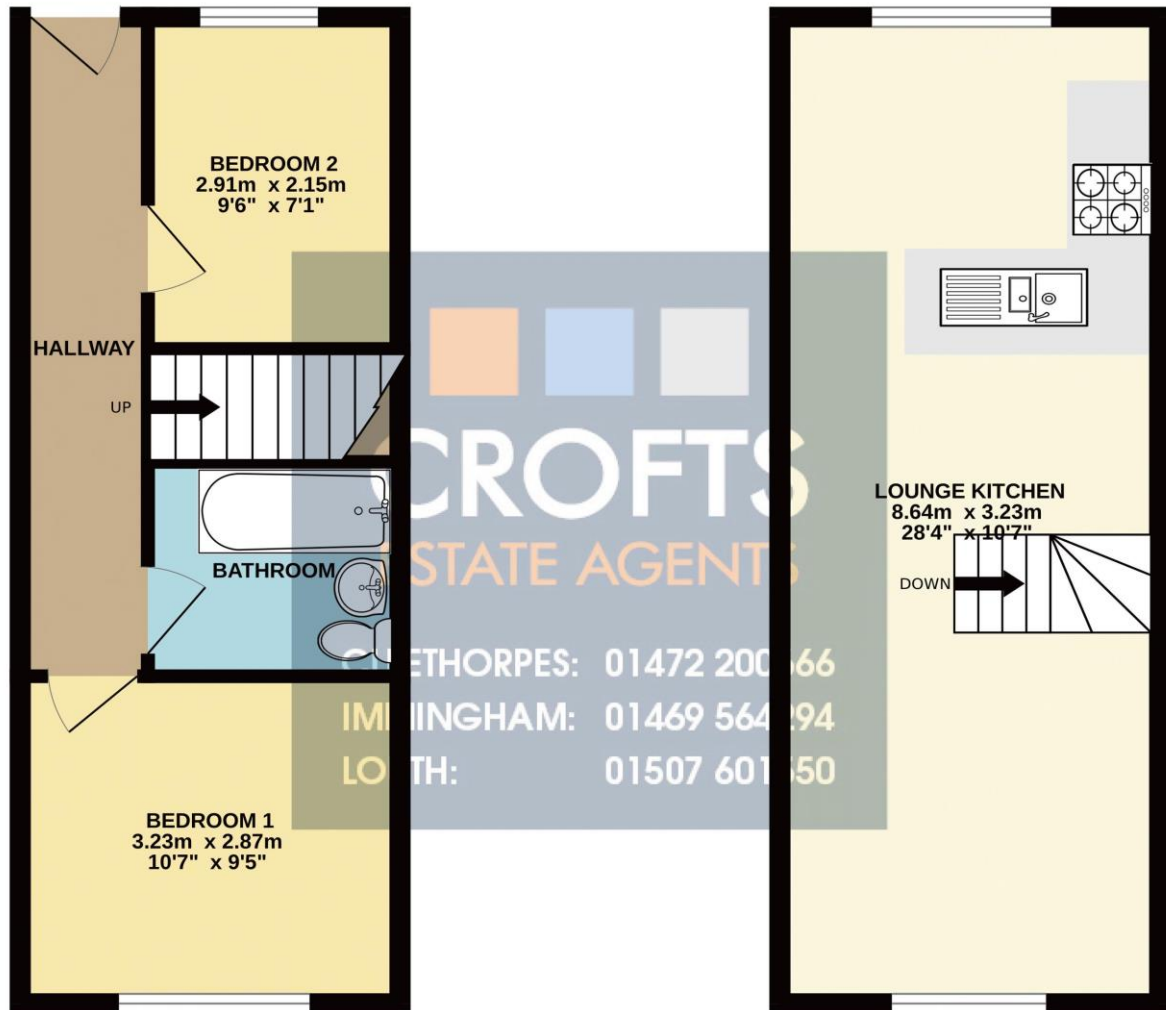
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
27.9 sq.m. (301 sq.ft.) approx.

1ST FLOOR  
27.9 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 55.9 sq.m. (602 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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