

Buy. Sell. Rent. Let.



East Street, Alford



When it comes to
property it must be


lovelle



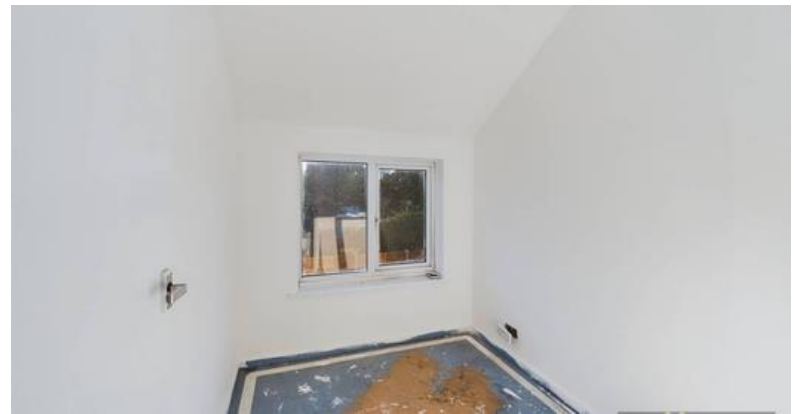
£110,000



Lovelles are pleased to bring to the market a three bed mid terraced cottage in the market town of Alford. The property is no upward chain and within walking distance to the towns amenities.

Key Features

- No onward chain
- Mid Terrace Cottage
- THREE Bedrooms
- Kitchen Diner
- Close To Town
- Lounge
- EPC rating D
- Tenure: Freehold



Lovelles are pleased to bring to the market a three bed mid terraced cottage in the market town of Alford. The property is no upward chain and within walking distance to the towns amenities. The property comprises of Hall, Kitchen, Lounge, Three Bedrooms and Bathroom. With Courtyard style garden to front and parking space.

Hall

4.3m x 1.78m (14'1" x 5'10")

Entered via a Upvc door, staircase to first floor, understairs storage cupboard and radiator.

Lounge

4.32m x 3.25m (14'2" x 10'8")

Window to front elevation, a living flame effect gas fire, radiator, power points, tv point and telephone point.

Kitchen

2.85m x 5.19m (9'5" x 17'0")

Dual aspect windows to rear elevation, with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, 4 ring gas hob with built in electric oven and hood over, integrated fridge, integrated freezer, space and plumbing for washing machine, radiator and power points. The wall mounted gas fired central heating boiler is housed here.

First Floor Landing

2.49m x 1.8m (8'2" x 5'11")

Access to all rooms, loft hatch and storage cupboard.

Bedroom One

3.95m x 3.21m (13'0" x 10'6")

Window to front elevation, radiator and power points.

Bedroom Two

3.28m x 3.05m (10'10" x 10'0")

Window to rear elevation, radiator and power points.

Bedroom Three

2.27m x 1.84m (7'5" x 6'0")

Window to front elevation, radiator and power points.

Bathroom

2.33m x 2.07m (7'7" x 6'10")

Obscure window to rear elevation, a three piece suite comprising of bath, wash hand basin and WC.

Courtyard

To the front of the property is a low maintenance privately enclosed courtyard style garden. There is no rear garden. There is a right of way for maintenance purposes over the front and side garden of NO.22 to the rear of NO.24.

Parking Space

Across from the property there is a parking area. The property has 2 parking spaces.

Access

To access the property you have to go down an unadopted road off east street which is also accessed via other residents.

Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

Directions

From our office on Victoria Road, Head north-west on Victoria Road/A52, Turn left onto Knowle Street, Turn right onto Seacroft Road, Turn left onto High St/A1104. Continue to follow A1104 for 7.5 miles. This becomes East Street turn right onto an unadopted road the property is on the right hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

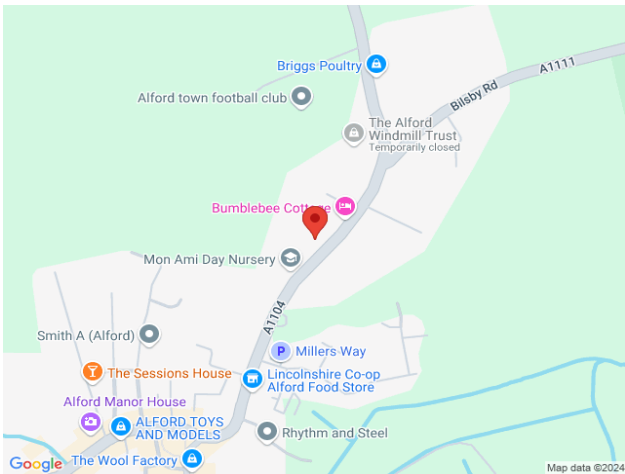
How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





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