

Buy. Sell. Rent. Let.



Wallaces Yard, Alford



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When it comes to
property it must be


lovelle



£320,000



Lovelles are pleased to present to the market this immaculate and modern three bed one with ensuite detached bungalow. The property is situated in a sought after location in the market town of Alford. The property will benefit from the remainder of

Key Features

- Detached Bungalow
- THREE Bedrooms One En Suite
- Lounge
- Kitchen Diner
- Bathroom
- Gardens
- EPC rating B
- Tenure: Freehold





Lovelles are pleased to present to the market this immaculate and modern three bed one with ensuite detached bungalow. The property is situated in a sought after location in the market town of Alford. The property will benefit from the remainder of the 10 year LABC builders guarantee.

The property comprises of Hall, Lounge, Kitchen/ Diner, Utility Room, Three Bedrooms One With En Suite and Family Bathroom. With Gardens to the Rear, Driveway to the Front and Double Garage.

Entrance Hall

3.23m x 1.05m (10'7" x 3'5")

A spacious hallway with double opening 'French' doors lead into the lounge, radiator, power points, electric consumer unit, smoke alarm and access to the loft area.

Lounge

6.34m x 3.84m (20'10" x 12'7")

Dual aspect windows to rear elevation, double opening 'French' doors lead out to the garden, tv point, telephone point, power points and radiator.

Kitchen/ Diner

5.88m x 3.22m (19'4" x 10'7")

Triple aspect windows to side elevation, fitted with a range of base and wall units with worktop over, one and half bowl sink unit with drainer, integrated electric double oven, has hob and extractor hood over, integrated microwave, integrated dishwasher, space for fridge/ freezer, power points, extractor fan tv point and radiator.

Utility Room

1.59m x 3.22m (5'2" x 10'7")

Window to side elevation and door leading out to rear garden. Fitted with base units with worktop over, plumbing for washing machine and space for tumble dryer, radiator and power points.

Bedroom One

3.23m x 3.38m (10'7" x 11'1")

Window to front elevation, double bedroom, fitted wardrobes with sliding mirrored doors, radiator and power points. Door into;

En Suite

1.63m x 1.62m (5'4" x 5'4")

Obscure window to front elevation, a three piece suite comprising of large corner shower cubicle, vanity wash hand basin, WC, heated towel rail, extractor fan, electric shaver point and partly tiled walls.

Bedroom Two

3.82m x 3.64m (12'6" x 11'11")

Window to rear elevation, double bedroom, radiator and power points.

Bedroom Three

3.22m x 2.42m (10'7" x 7'11")

Window to front elevation, double bedroom, radiator and power points.

Bathroom

1.86m x 1.91m (6'1" x 6'4")

Obscure window to front elevation, a three piece suite comprising of pannelled bath, vanity wash hand basin, WC, partly tiled walls, heated towel rail and extractor fan.

Rear Garden

To the rear of the property you will find a fully enclosed garden with a brick wall defining the boundary. The garden is predominantly laid to lawn with a paved patio area.

Front

To the front of the property is a small lawned garden area with a paved path leading to the rear. There is a spacious block paved driveway to the front allowing several vehicles to park.

Double Garage

With two up and over garage doors, power and lighting.

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 towards Knowle Street, Turn left onto High Street/A1104. Continue to follow A1104 for 8.5 miles. Turn right onto Wallaces Yard. The property is the first bungalow 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 B. 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.

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.

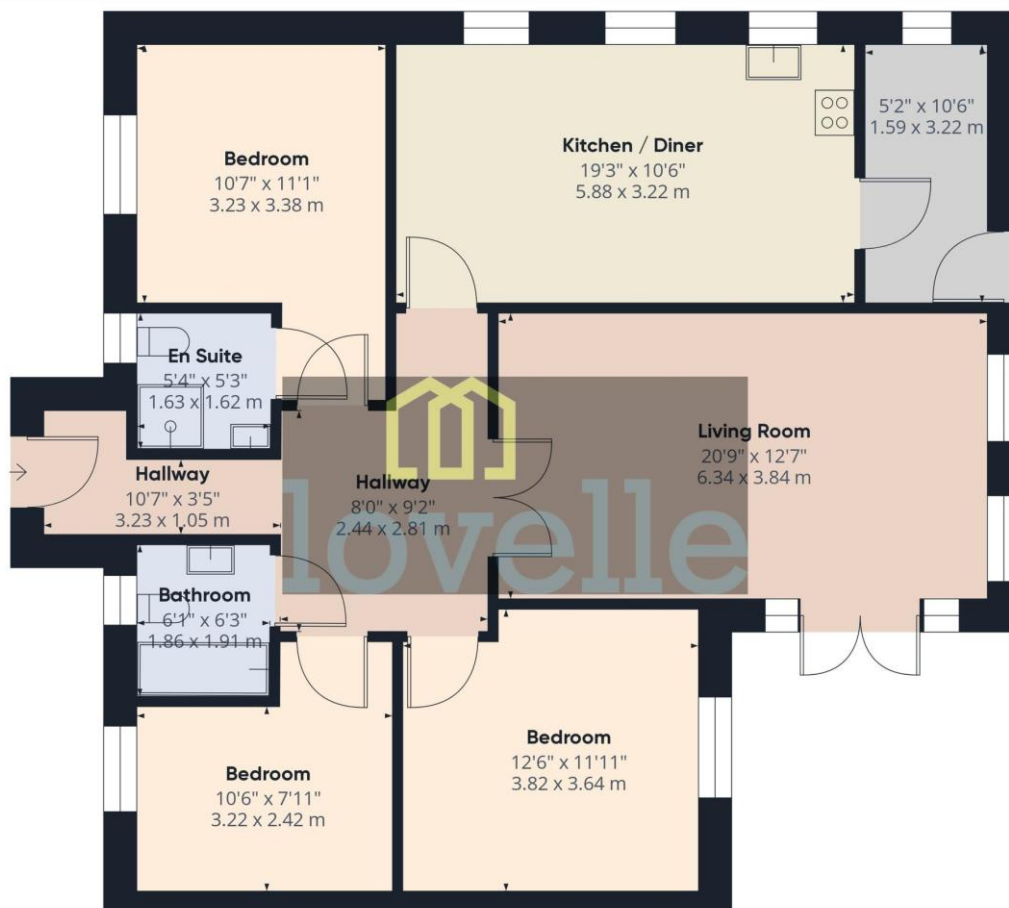
Energy Performance Certificate

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.





Approximate total area⁽¹⁾
1109.43 ft²
103.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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