

Buy. Sell. Rent. Let.



Finsbury Street, Alford



3



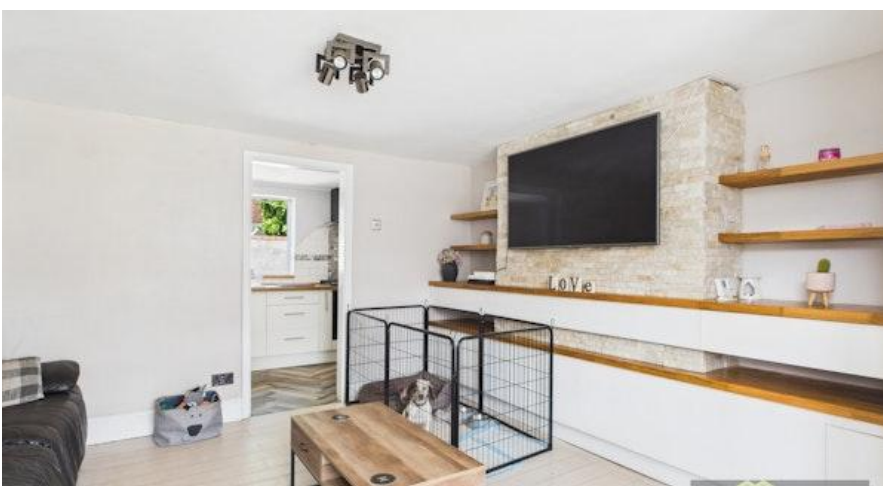
1



2

When it comes to
property it must be


lovelle



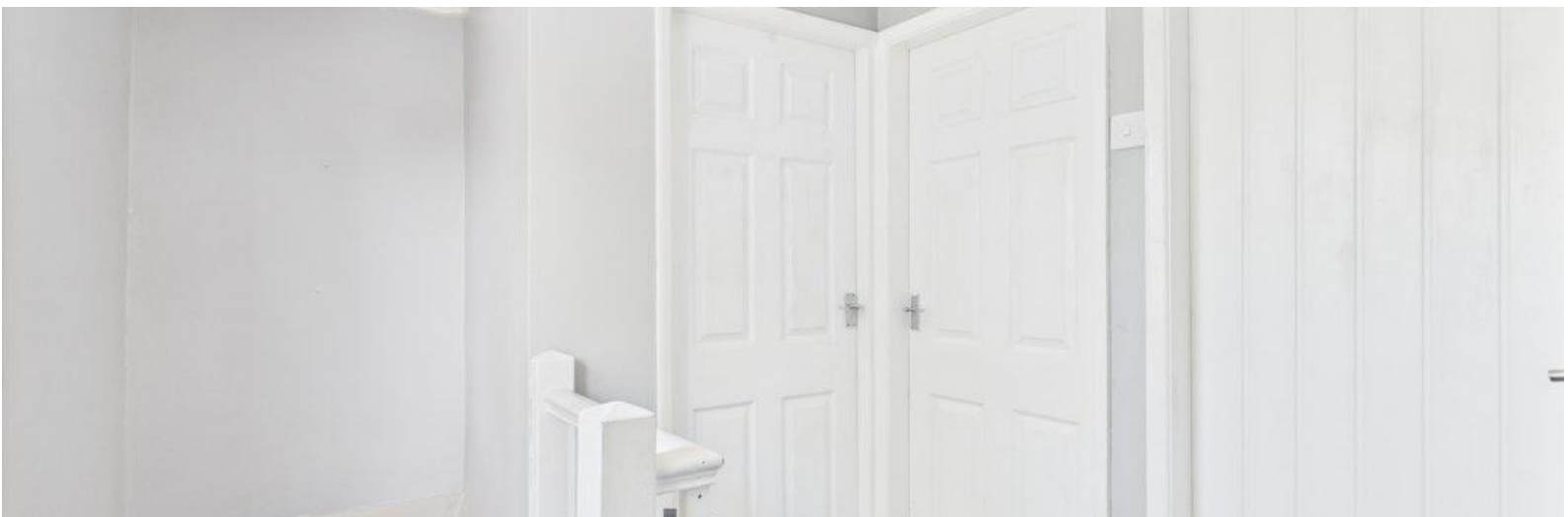
£169,950



Lovelles are pleased to bring to market this spacious and quirky three bed semi detached cottage in Alford. The property is located in close proximity for the schools. Viewing is advised to see what this property has to offer.

Key Features

- Semi Detached House
- Three Bedrooms
- Kitchen and Dining Room
- Driveway
- Convenient Location For The Schools
- Garage and Workshop
- EPC rating U
- Tenure: Freehold





Lovelles are pleased to bring to market this spacious and quirky three bed semi detached cottage in Alford. The property is located in close proximity for the schools. Viewing is advised to see what this property has to offer. The property comprises of Hallway, Lounge, Kitchen, Dining Room, Utility Room, WC, Three Bedrooms and Family Bathroom. With Front Garden, Driveway and Garage.

Entrance Porch

2.19m x 1.51m (7'2" x 5'0")

Entered via a glazed Upvc door with windows to either elevation, access to both rooms and a radiator.

Lounge

3.55m x 5.2m (11'7" x 17'1")

Dual aspect windows to front and side elevation, light and airy room, feature wall with shelves and drawers, power points, tv point and radiator.

Kitchen

4.1m x 2.06m (13'6" x 6'10")

Window to rear elevation, fitted with a range of base and wall units, one bowl ceramic sink unit with drainer, four ring hob with extractor over, built in oven, space for fridge freezer, tiled splashback and partly tiled walls, power points and radiator. Door into;

Hallway

3.81m x 2.07m (12'6" x 6'10")

Stairs to first floor, understairs cupboards, radiator, power point and access to rooms.

Dining Room

3.88m x 5.2m (12'8" x 17'1")

Window to front elevation, light and airy room, tv point, radiator and power points.

Utility Room

3.55m x 3.4m (11'7" x 11'2")

Space and plumbing for washing machine/ dryer, fitted with shelves, power points. Door into WC and door leading out to the rear courtyard. Via the utility room there is another door leading out to the lean which the owners have right of way there is side access.

WC

WC. Boiler housed here.

First Floor Landing

1.78m x 2.08m (5'10" x 6'10")

Window to rear elevation and access to all rooms.

Bedroom One

4.03m x 3.4m (13'2" x 11'2")

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

Bedroom Two

3.95m x 3.4m (13'0" x 11'2")

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

Bedroom Three

3.03m x 2.08m (9'11" x 6'10")

Window to rear elevation, power points, tv point and radiator.

Family Bathroom

3.04m x 2.06m (10'0" x 6'10")

Obscure window to rear elevation, spacious bathroom with a four piece suite comprising of bath, corner shower cubicle, vanity wash hand basin, WC,

Rear Courtyard

To the rear of the property is concrete courtyard with brick wall defining the boundary and privacy. With access to the garage.

Garage

With up and over door, shelving, power and lighting , window to side elevation and door leads out to the rear courtyard area.

Front

The front of the property is laid to lawn with a variety of mature trees, shrubs and flowers. There is a raised patio seating area. There is a driveway to the side leading up to the garage. With fencing and hedging to define the boundary.

Location

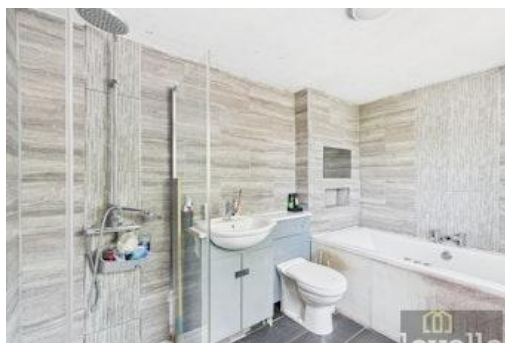
Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after. Additionally, it is a short stroll into Alford, which has many handy facilities including library, doctors, dentist, post office, shops, chemist, pubs and cafes. Alongside three schools, one grammar, all rated as good by Ofsted making Alford a desirable market town. Also, the beautiful beaches of Sutton on Sea and Sandilands are just a few minutes drive away.

Directions

From our office Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto High St/A1104, Continue to follow A1104 for 7.8 miles, Turn left onto Church St/B1196 ,Continue to follow B1196 , Turn left onto Finsbury Street. The property can be found on the left 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.





Agents Notes

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.

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.

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.

EPC

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾
 1440 ft²
 133.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



When it comes to **property**
 it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

