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Bourne Road, Alford



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When it comes to
property it must be


lovelle



£162,500



NEW TO LOVELLE, we are pleased to offer for sale a Traditional Semi-Detached House located in the village of Alford. Offering an enclosed rear garden with rear secure block built workshop with power and lighting, timber summer house, sun room - this is not to missed viewing is a must.

Key Features

- Three Bedrooms
- Work Shop
- TWO Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Semi-Detached House
- EPC rating D
- Tenure: Freehold





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The Property briefly comprises, entrance hall, lounge, dining room, kitchen, ground floor bathroom, side sun room, three first floor bedrooms. The property benefits from gas central heating and Upvc windows.

Entrance

Side entrance door leading into;

Hallway

Stairs to first floor, electric meter and consumer unit, door into:

Lounge

3.3m x 3.99m (10.8ft x 13.1ft)

Bay window to front elevation, radiator, power points, feature fireplace and picture rail.

Dining Room

3.22m x 3.99m (10.6ft x 13.1ft)

Window to rear elevation, radiator, power points, under stairs storage, built in storage cupboard, thermostat, coving and door leading into;

Kitchen

3.81m x 2.08m (12.5ft x 6.8ft)

Window to side elevation, fitted with range of base and wall units with work top over, butler sink partly tiled walls, power points. Space for freestanding fridge/freezer and space and plumbing for washing machine. Door leading into;

Sun Room

3.81m x 1.63m (12.5ft x 5.3ft)

Windows to all sides and door leading into rear garden.

Ground Floor Bathroom

1.62m x 2.08m (5.3ft x 6.8ft)

Obscure window to side elevation, fitted with a three piece suite comprising of paneled bath, push button flush WC and wash hand basin set in vanity unit, fully tiled walls, heated towel radiator and extractor fan.

Utility Area

0.92m x 2.08m (3ft x 6.8ft)

Window to side elevation, radiator and power points.

Landing

With access to all rooms.

Bedroom One

3.3m x 3.99m (10.8ft x 13.1ft)

Window to front elevation, radiator, power points and storage cupboard.

Bedroom Two

2.91m x 2.96m (9.5ft x 9.7ft)

Window to rear elevation, radiator and power points.

Bedroom Three

3.76m x 2.08m (12.3ft x 6.8ft)

Window to side elevation, steps down into bedroom, radiator and power points.

Rear Garden

To the rear is a private lawned garden with fencing to all perimeters. A pathway leads to the bottom of the garden where there is a large shed. There is a further shed and summer house and a patio area. There is access to the front of the property via a gate.

Front Garden

The front of the property is low maintenance with a gated fence to the front.

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 Head north-west on Victoria Road/A52 towards Knowle Street. Victoria Road/A52 turns left and becomes High Street/A1104, Continue to follow A1104 for 8.2 miles. Turn left onto Bourne Road. The property can be found on the right.

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾
882.76 ft²
82.01 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.

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