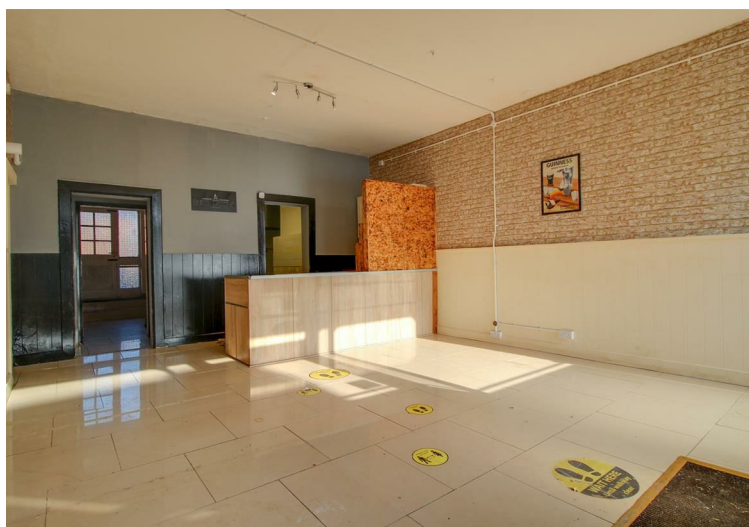


126 & 126a West Street,  
ALFORD

SINCE 1842  
**Willsons**

PROPERTY PROFESSIONALS

**Auction Guide £160,000**



- For Sale by Online Auction - Terms & Conditions Apply
- Freehold Property comprising
- Commercial Premises to Ground Floor
- 4/5 Bedroom 1st and 2nd Floor Maisonette
- Cellar
- 2 Parking Spaces
- Convenient for Town Centre
- EPC Rating: D

124 West Street, Alford, Lincolnshire, LN13 9DR  
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ESTATE AGENTS | RENTALS | AGRICULTURAL | AUCTIONEERS | VALUERS



## 126 & 126a West Street Alford Lincolnshire, LN13 9DR

### "AGENT COMMENT"

*Freehold premises comprising ground floor commercial premises with shop, kitchen, wc, rest room and cellar & spacious first and second floor maisonette with gas fired heating, kitchen, lounge, sitting room, dining room and 4 bedrooms. The property benefits from 2 parking spaces to the rear and is convenient for the town centre and local amenities.*

### "ABOUT THE AREA"

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.

#### 126 West Street

##### Accommodation

Access is gained through a part glazed front door.

##### Shop

15'10" x 21'4" (4.85m x 6.52m)

With tiled floor, part panelled walls, wall cupboards, counter, phone point, single glazed windows and stairs to:

##### Cellar

19'11" x 15'10" (6.08m x 4.85m)

With radiator, light and window.

##### Kitchen

14'10" x 9'9" max (4.53m x 2.98m max)

With stainless steel sink, stainless steel hand basin, worksurface, Hyco water heater, stainless steel cooker hood.

##### Hall

With tiled floor.

##### WC

With hand basin, water geyser, WC and sash window to the side.

##### Rest Room

10'7" max, 8'3" min x 11'6" (3.25m max, 2.54m min x 3.52m)

With phone point, cast iron effect fireplace, tiled floor, radiator and glazed rear door.

#### 126a West Street

##### Access

Access is gained via a door opening to:

##### Hall

With radiator and side window and stairs to first floor.

##### Landing

With sash window

##### Lounge

13'6" x 17'7" (4.12m x 5.38m)

With radiator, sash window to the front.

##### Bedroom/Sitting Room

8'10" max x 11'4" inc wc (2.71m max x 3.47m inc wc)

With radiator, sash window to the front.

##### WC

With vanity hand basin, WC and extractor fan

##### Kitchen

8'11" x 14'11" (2.73m x 4.55m)

With wall and base units, Ideal logic gas fired heating boiler, washing machine point, worksurface, 1 1/2 bowl stainless steel single drainer sink, window, spotlights and part tiled walls.



### Dining Room

9'10" x 14'11" (3.02m x 4.55m)  
With understairs cupboard, radiator and door to Juliette balcony

### First Floor

#### Landing

#### Bedroom 1

14'4" x 11'2" (4.38m x 3.42m)  
With sash window to the front, radiator, built in wardrobe.

#### Bedroom 2

13'11" x 10'0" (4.25m x 3.06m)  
With radiator and sash window to the front.

#### Bathroom

With pedestal hand basin, wc, shower cubicle with electric shower, jacuzzi bath, part tiled walls, radiator, extractor fan and UPVC double glazed window to the side.

#### Bedroom 3

10'8" x 6'9" average (3.26m x 2.08m average)  
With radiator, skylight, slope ceiling and built in cupboard.

#### Bedroom 4

9'10" x 7'2" average (3.02m x 2.19m average)  
With radiator, skylight, slope ceiling and built in cupboard.

#### Exterior

To the rear of the property is 2 car parking spaces.

#### Tenure and Possession

The property is Freehold. 126 West Street is sold with vacant possession whereas 126a West Street is currently let on an Assured Shorthold Tenancy which commenced on 16th July 2021 at a rent of £550pcm. Further details from the Agent

#### Services

We understand that mains electricity, gas, water and drainage are connected to the property.

#### Local Authority

126 West Street has a Rateable value of £2,600 with 126a (flat) Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

#### Energy Performance Certificate

126a has an energy rating of D and 126 West Street has an energy rating of C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 126a: 0963-1003-2203-5479-0200, 126: 9097-7448-8987-1201-9466

#### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

#### Directions

From our Alford office cross over Chapel Street and the property is situated on the corner.



For Enquiry or Viewing please contact our  
**Alford Office**

**01507 621111**



## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

