



7 Park Road, Alford

£110,000



2



1



1

Willsons
SINCE 1842

7 Park Road
Alford
Lincolnshire, LN13 9DW

"AGENT'S COMMENTS"

A traditional two bedroom terraced cottage, being convenient for the amenities in this popular edge of Wolds market town. The accommodation comprises: lounge, dining kitchen, rear porch, bathroom, landing and two bedrooms. Having the benefit of UPVC double glazed windows, gas fired central heating and a low maintenance rear yard with brick built store.

LOCATION

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.



Willsons
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Accommodation

UPVC double glazed entrance door opens into:

Lounge

11'11" x 11'5" (into chimney recess) (3.64m x 3.50m (into chimney recess))

Having UPVC double glazed window, cupboard enclosing gas meter, fireplace, coving to ceiling, radiator and inset ceiling spotlights.

Dining Kitchen

15'10" x 12'0", 11'8" (4.84m x 3.66m, 3.57m)

Having a range of wall and base units with worksurface incorporating stainless steel single sink space for electric oven, splash back tiling, space and plumbing for washing machine, UPVC double glazed rear window, radiator, laminate floor & stairs leading to first floor landing.

Rear Porch

2'10" x 2'10" (0.88m x 0.87m)

Having UPVC double glazed rear entrance door and coat hooks.

Bathroom

6'10" x 5'4" (2.10m x 1.64m)

Having panel bath, wash hand basin and wc, UPVC double glazed side window, radiator and tiling to walls.

First Floor Landing

With return stairs from the dining kitchen.

Bedroom 1

11'11" x 11'5" into chimney recess (3.64m x 3.50m into chimney recess)

Having UPVC double glazed front window and radiator.

Bedroom 2

12'1", 8'8" x 6'3" (3.69m, 2.65m x 1.91m)

Having UPVC double glazed rear window and radiator.

Exterior

To the rear of the property is a paved yard with a brick exterior store having a UPVC double glazed door. The property enjoys a pedestrian right of way over the neighbouring properties through the passage way onto Park Road.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

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

Local Authority

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

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 9294-1003-1208-5179-0200.

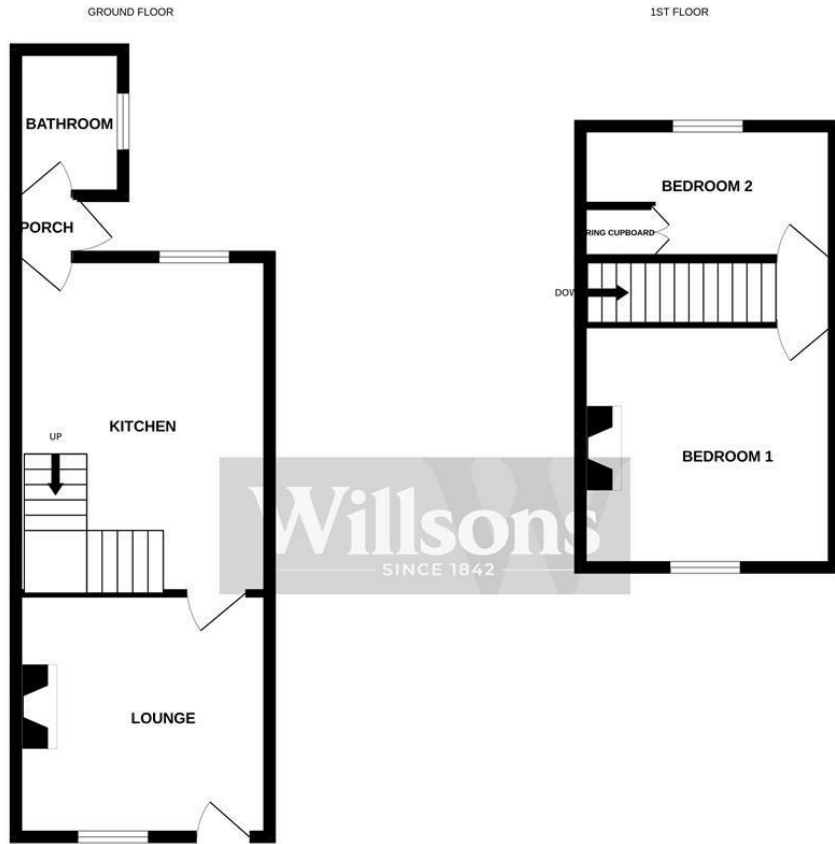
Directions

To visit the property proceed left out of our Alford office and take the first left into Park Road, proceed along where upon No. 7 will be found on the right hand side.

Viewing

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





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetrooX ©2023

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.

