



1, High Street, Alford

£1,050 Per Month



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Willsons
SINCE 1842

1, High Street,
, Alford,
Lincolnshire, LN13 9DS

"AGENT'S COMMENTS"

Beautifully decorated and spacious 4 bedroom maisonette located in the centre of Alford town. This property is located on the first and second floor of a former bank and consists of a first floor bathroom, functional bath in the bedroom and toilets on each floor. All rooms have been decorated to a high standard with unique light fixtures and finishing touches to make this home one of a kind. The games room can be converted into a fourth bedroom or enjoyed as a separate lounge space. Parking access in garage. Council tax rating A. EPC Rating D. Deposit £1211.53

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<https://www.willsons-property.co.uk>

Viewing and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

Large 4 bedroom maisonette located in Alford town centre close to local amenities

Kitchen

13'8" x 11'5" (4.18 x 3.48)

Sash windows, double gas grill and oven, extractor fan over 5 ring gas hob, range of modern wall and base units topped with wooden work surfaces, drop-in porcelain basin with single tap, gas central heated radiator, gifted under counter fridge and freezer, sockets and switches, back door leading to terrace.

Downstairs W/C

5'6" x 3'9" (1.70 x 1.15)

First floor W/C, light fitting, sash window, panelled detail

Bathroom

10'7" x 8'9" (3.24 x 2.67)

Sash window, panelled bath with overhead shower and shower screen, pedestal hand basin, gas central heated radiator, double storage cupboard with water cylinder, extractor fan, light fixture.

Dining room

12'2" x 8'4" (3.73 x 2.56)

Sash window, gas central heated radiator, light fixture, sockets and switches.

Games Room/ Bedroom 4

11'9" x 9'9" (3.60 x 2.98)

Sash window, gas central heated radiator, Built in entertainment unit, light fixture.

Lounge

14'7" x 16'9" (4.45 x 5.12)

Sash windows, gas central heated radiators, built in shelving unit, sockets and switches, internet connection, light fixtures,

Bedroom One

12'8" x 11'7" (3.87 x 3.55)

Double window, Ornamental fireplace, built in shelving, storage cupboard 1.93 x 1.14, light fixtures,

Bedroom Two

10'2" x 10'7" (3.10 x 3.23)

Sash window, sockets and switches, light fixture, gas central heated radiator

Master bedroom

17'2" x 11'3" (5.24 x 3.43)

Sash windows, gas central heated radiator, freestanding working bath, ornamental fireplace, shelving, storage cupboard with rail, sockets and switches,

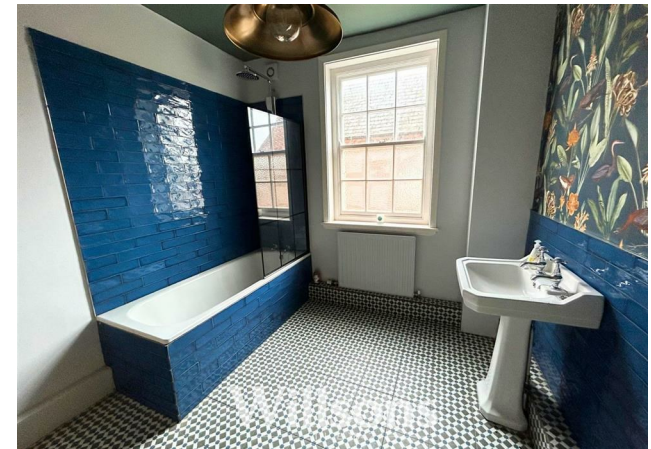
Upstairs W/C

7'4" x 4'2" (2.25 x 1.29)

Gas central heated radiator, toilet, wall mounted hand basin, panelling effect, extractor fan, light fixture

Terrace

Access to terrace via kitchen door and outside staircase, use of 2 storage sheds, garage access.





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.

