



9, Robinson Avenue,

£550 PCM



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**Willsons**  
SINCE 1842

9, Robinson Avenue,  
, Alford,  
Lincolnshire, LN13 0PW

### "AGENT'S COMMENTS"

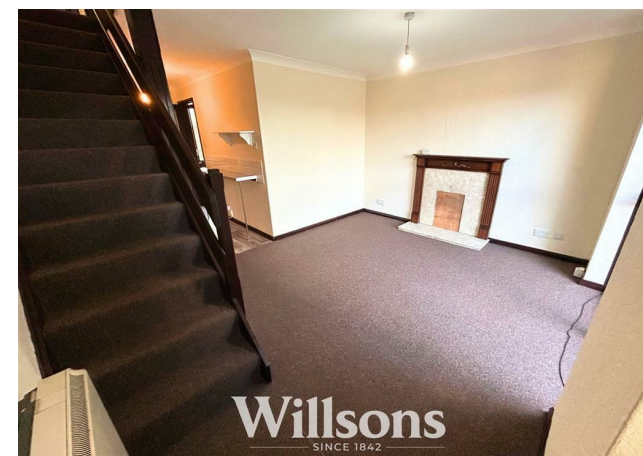
End terrace 1 bedroom dormer bungalow located close to local amenities in the rural market town of Alford. This property consists of a modern open plan kitchen/lounge, ground floor bathroom with bath, and one upstairs double bedroom. Property benefits from UPVC double glazing throughout. There is off road parking on a private driveway to the front of the property and a private rear courtyard. EPC rating E. Council Tax band A. Deposit £634.61

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

### LOCATION

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Viewing & 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 arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

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

Entrance is via a wooden entrance door leading into the:-

#### Entrance Hall

UPVC double glazed round window, built in cupboard housing fuse box and metres, light fitting, coat hooks.

#### Lounge

Double glazed windows to, electric storage heater, Tv port, aerial, Light fitting, sockets and switches.

### Kitchen

UPVC double glazed window, range of fitted base and wall units, stainless steel sink with drainer, space and plumbing for washing machine, tiled splashbacks along work surfaces, wall mounted shelving, breakfast bar, light fitting, Sockets and switches.

### Inner Hall

3'10" x 2'10" (1.17 x 0.86)  
Door to rear courtyard, light fitting

### Bathroom

UPVC double glazed window, electric storage heating radiator, UPVC panelled bath, half tiled walls, pedestal hand wash basin, coupled toilet, wall mounted mirror with storage, wall mounted shelving, light fitting.

### First Floor Landing

Loft access, built in cupboard housing hot water cylinder and shelving, light fitting

### Bedroom

UPVC double glazed windows, electric storage heater, access door leading into the eaves for extra storage, light fitting, sockets and switches.

### Exterior

Off road parking, enclosed small rear yard.





## 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.

