



# CHOICE PROPERTIES

*Estate Agents*

13 Alford Road,  
Sutton-On-Sea, LN12 2HF

Price £130,000



Choice Properties are delighted to present this exciting opportunity for a buyer to acquire and modernise this most spacious four bedroom mid terrace house, occupying an ideal position in the popular coastal town of Sutton-On-Sea. The property benefits from four good sized bedrooms and two reception rooms providing ample living space, plus kitchen, bathroom, gas central heating and rear courtyard. Early viewing is advised.

Benefitting from gas central heating, internally the property comprises:

### **Entrance Hall**

uPVC front entrance door. Wall mounted consumer unit. Tiled flooring.

### **Reception Room**

12'7" x 11'7"

Light and airy reception room. Bay window to the front. Open fire in brick feature surround. Tiled flooring.

### **Dining Room**

12'8" x 11'7"

Space for dining table and chairs.

### **Kitchen**

12'1" x 7'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, cooker point with extractor over. Part tiled walls. Tiled flooring.

### **Landing**

12'8" x 5'11"

Doors to:

### **Bedroom 1**

12'6" x 14'9"

Spacious double bedroom. Built in storage cupboard.

### **Bedroom 2**

12'8" x 8'6"

Double bedroom.

### **Bathroom**

12'1" x 6'10"

Fitted with panelled bath tub with taps and shower attachment over, hand wash basin with mixer tap and dual flush wc. Cupboard housing the 'Valiant' boiler. Part tiled walls.

### **Landing**

Loft access: Doors to:

### **Bedroom 3**

12'6" x 14'9"

Spacious double bedroom.

### **Bedroom 4**

12'8" x 8'6"

Double bedroom.

### **Courtyard Garden**

With timber fencing and rear access.

### **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an Offer**

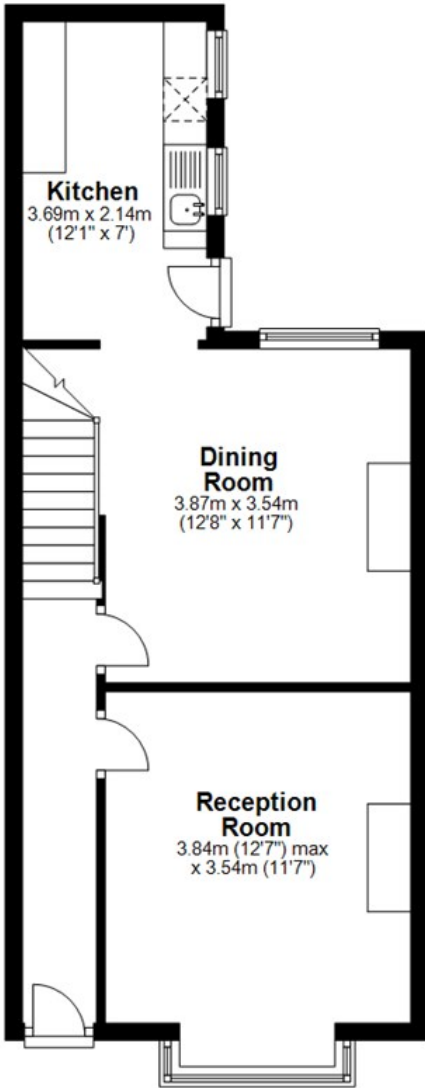
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

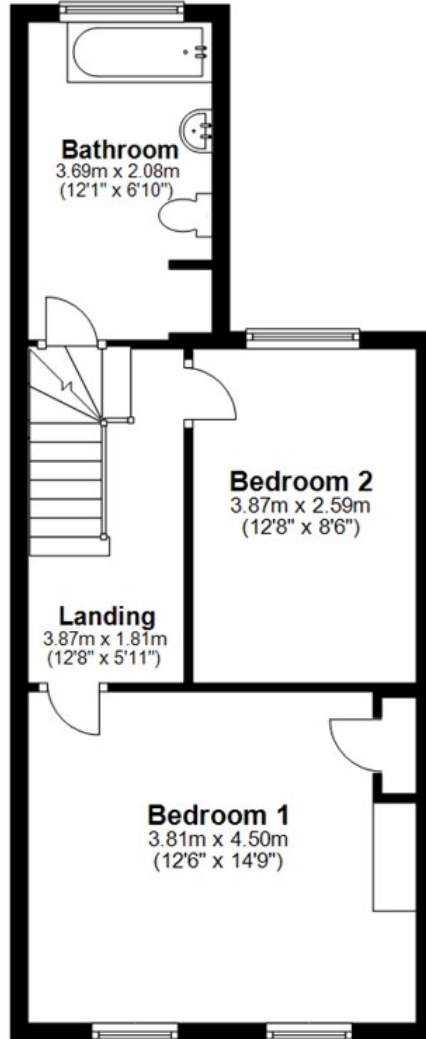




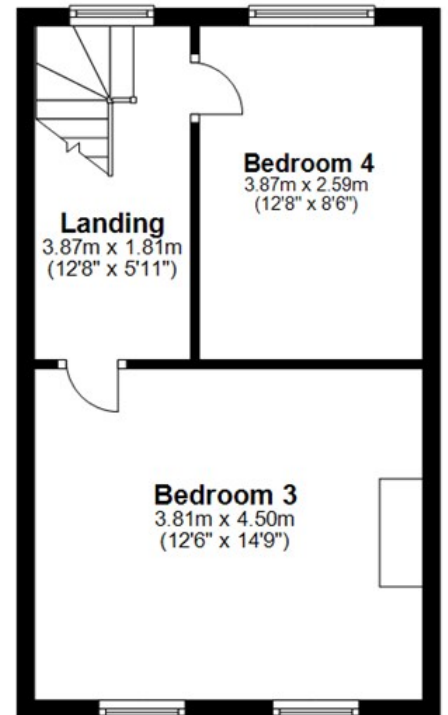
### Ground Floor



### First Floor



### Second Floor



# Directions

From our Sutton on Sea office turn right and follow the High Street to the mini-roundabout. Continue straight on the mini-roundabout onto Alford Road and the property can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

