



CHOICE PROPERTIES

Estate Agents

93 Chantry Road,
Alford, LN13 9HW

Reduced To £185,000



Choice Properties are delighted to offer you this semi-beautiful detached dormer bungalow occupying a pleasant position in a sought after location in the charming historic market town of Alford. This lovely home boasts beautiful and easily maintainable gardens. Standing on a decent sized plot, with 2 good sized bedrooms and the option for a third as well as a spacious living space. WITH NO UPPER CHAIN, we highly recommend viewing this home.

With the added benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The well laid out internal accommodation of this beautiful Dorma-bungalow consists of :-

UPVC Front door

leading into :

Hallway

Radiator. Storage Cupboard housing the Combi-Boiler.

Living Room

16'05 x 11'05 (maximum measurements)

Radiator. Power Points. Telephone Point. TV Aerial Point.

Kitchen

9'08 x 8'04

Wall & Base Units with Work Surfaces over. Partly tiled. One and a Half Stainless Steel Sink with Stainless Steel Taps & Drainer. Electric Hob with Extractor over. UPVC Door leading outside. Plumbing for Washing Machine. Power Points.

Dining Room

12'05 x 9'09

Radiator. Power Points. Stairs leading to First Floor.

Bedroom 2

9'11 x 8'09

Radiator. Power Points.

Bathroom

Bedroom 1

9'10 x 8'01

Radiator. Power Points. TV Aerial Point. Velux Window.

Dressing Room/Bedroom 3

18'03 x 8'09 (maximum measurements)

Radiator. Power Points. Velux Window. Access to partly boarded loft space.

Garden & Driveway

The front of the property is laid mainly to lawn with a lovely sized driveway leading up the right-hand side of the property, allowing parking for multiple vehicles. The rear of the property is again, laid mainly to lawn with a newly landscaped patio area and raised borders to the left and rear of the garden.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B - Amount payable for Council Tax Year 2022/23 £1,450.68

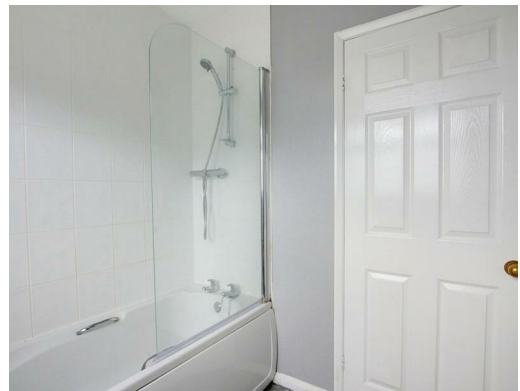
Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

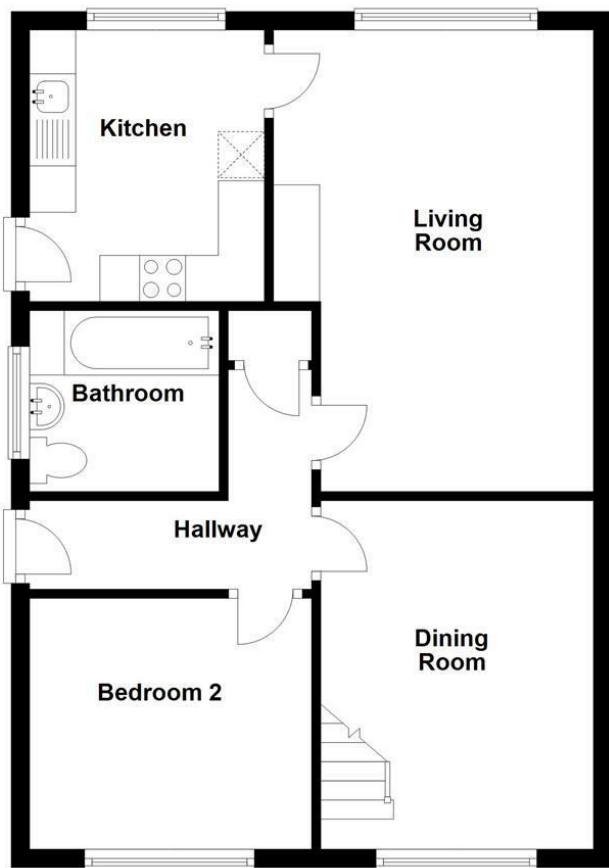
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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.

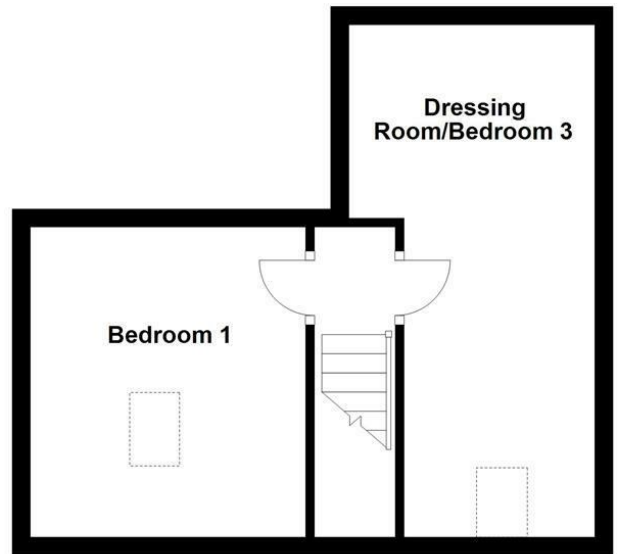




Ground Floor



First Floor



Directions

Take a left out of our Alford office and head north towards the junction with the Church ahead. Take a left here onto West Street, A1104 and continue along until you reach Bourne Road on the left hand side. Take a left here and continue along Bourne Road until you reach the end, take a right here onto Chantry Road and continue along where number 93 can be found on your left hand side just after the bend.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

