



CHOICE PROPERTIES

Estate Agents

2 Dashwood Road,
Alford, LN13 0AA

Reduced To £249,950



Choice Properties are delighted to bring to market this most spacious two bedroom detached bungalow, offering an exciting opportunity to modernise throughout. Situated in a pleasant residential position close to the historic market town of Alford, perfect for the town centre, transport links & local amenities. Offering plenty of garden space, living space and ample parking, we highly recommend viewing this property at your earliest convenience. Also offering no onward chain.

The well laid out internal accommodation has the added benefit of Gas Central Heating and UPVC Double Glazing and comprises :-

Porch

5'1" x 4'11"

Tiled floor. Door through to :

Hallway

19'7" x 6'7"

Radiator. Power Points. Storage Cupboard.

Kitchen

7'4" x 8'11"

Wall & base units with worksurface over. Stainless steel sink unit with drainer and mixer tap. Partly Tiled. Radiator. Power Points. Consumer Unit. Door to Rear Garden.

Utility Room

3'9" x 7'10"

Power Points. 'Ideal' Combination Boiler.

Dining Room

12'11" x 11'11"

Currently being used as a bedroom but was previously a Dining Room. Gas Fire. Storage Cupboard. Radiator. Power Points. TV Aerial Point.

Living Room

13'11" x 11'11"

Bow Window to Side. Gas Fire. Radiator. Power Points. TV Aerial Point.

Bedroom 1

10'11" x 11'10"

Storage Cupboard. Radiator. Power Points.

Bedroom 2

9'6" x 11'10"

Radiator. Power Points.

Wet Room

5'10" x 7'10"

Fully tiled. Pedestal wash hand basin and main shower. Radiator.

WC

3'11" x 4'11"

Low Level Flush WC.

Garage

Up & Over Door.

Garden

Set in a large plot, this bungalow benefits from ample parking and a front and rear garden which has been laid mainly to lawn and which is divided by wrought iron gates. The rear garden has a concrete area directly outside the kitchen which is perfect for a seating area and BBQ area. The garden is bordered by mature trees, hedges and shrubs.

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 C.

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.

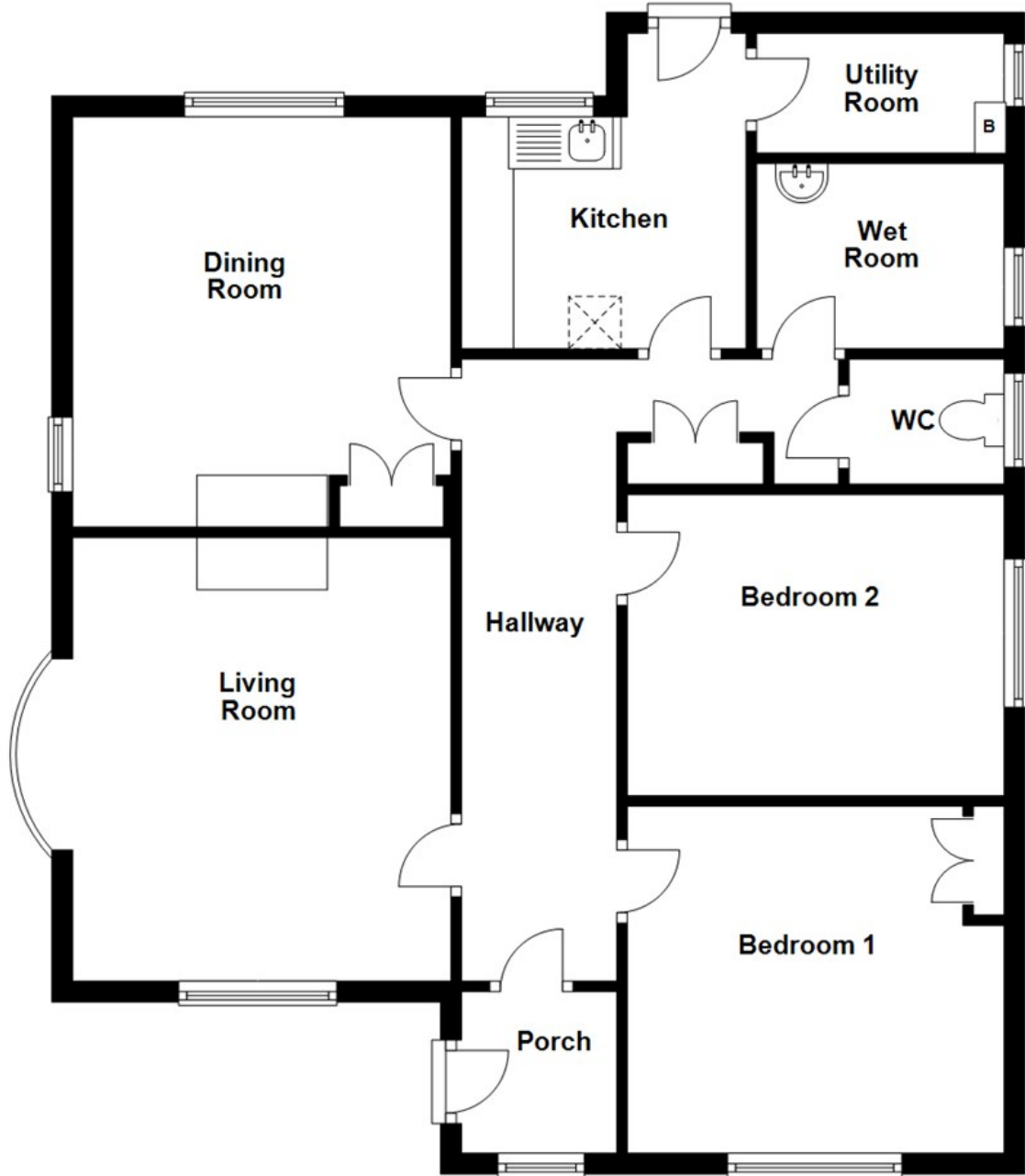
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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

Approx. 85.8 sq. metres (924.0 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

Directions

From our Alford office head towards the junction with the Church. Take a left onto West Street, continue on this road until you pass the Manor House and you will then find Dashwood Road on the right hand side, turn into this road and number 2 is just a little way down on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			66
(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	

