



CHOICE PROPERTIES

Estate Agents

26 Finsbury Street,
Alford, LN13 9BH

Reduced To £124,950



Choice Properties offer for sale this well presented two bedroom mid-terrace house with a sunny garden area and parking. This property sits in a pleasant position and is ideally located for all the amenities and facilities that the charming historic market town of Alford has to offer. Offering **NO ONWARD CHAIN**, viewing is highly recommended.

The property has the benefit of Gas central heating and UPVC double glazed windows and doors. Internally the accommodation consists of :-

Front Entrance Door

Leading into :

Living Room

13'1 x 10'10

Radiator. Power Points. TV Aerial Point. Storage Cupboard. Double Doors into :

Kitchen/Diner

25'12 x 13'1 (maximum measurements)

Wall & base units with worksurfaces over. Stainless steel sink unit with drainer and mixer taps. Space & Plumbing for Washing Machine. Radiator. Power Points. Partly tiled walls & fully tiled floor. Stairs to First Floor Landing.

Bathroom

7'1" x 4'10"

3-piece suite consisting panelled bath with shower over, dual WC & wash hand basin set in vanity unit. Extractor Fan. Partly Tiled. Heated Rail.

Landing

Bedroom 1

13 x 10'10

Radiator. Power Points.

Bedroom 2

10'10" x 9'10"

Radiator. Power Points. Storage Cupboard housing 'Ideal' Combination Boiler.

Garden

The rear garden has been laid to lawn with a pathway to the left which leads to a patio area at the 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 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.

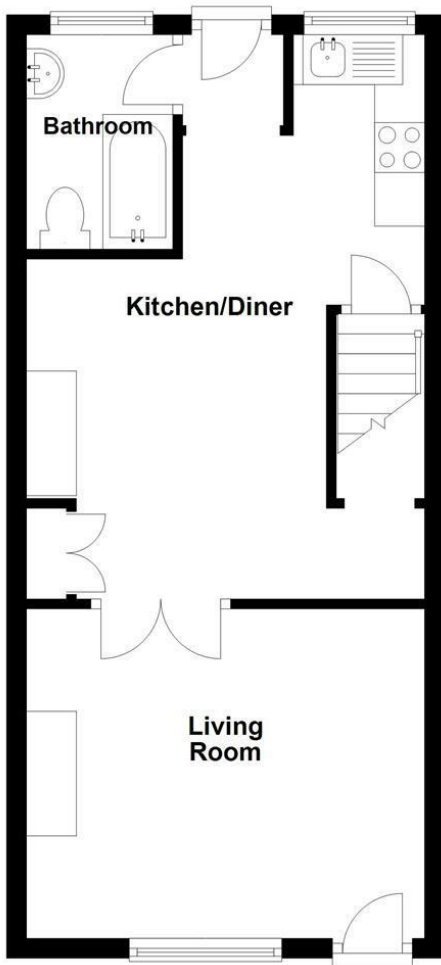
Making an Offer

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.

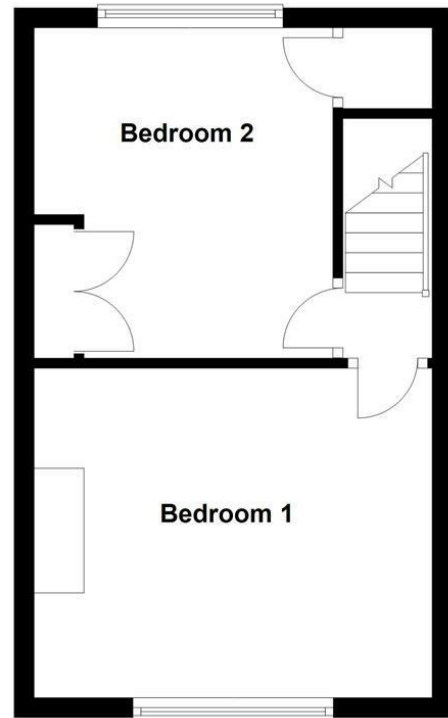
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



First Floor



Directions

From our Alford office head South along South Street then after passing the park turn left into Finsbury Street. Number 26 can be found about halfway along on your right hand side.

