



CHOICE PROPERTIES

Estate Agents

23 Holywell Road,
Alford, LN13 9BB

Reduced To £189,950



Choice Properties are delighted to offer for sale this two bedroom semi detached cottage with impressive gardens. Additionally benefitting from a large workshop this superb property is located in the popular market town of Alford and early viewing is highly recommended.

The property benefits from having gas central heating and UPVC double glazing. Internally the well laid out accommodation consists of:

Entrance Door to:

Conservatory

19'5" x 9'8"

Radiator. Door leading out to the patio and garden.

Kitchen

6'8" x 12'3"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Electric and Gas cooker points. Part tiled walls. Gas combination boiler which supplies the central heating and hot water. Opening leading through to:

Dining Room

11'3" x 12'3"

Radiator. Smoke alarm. Thermostat control for the central heating.

Lounge

11'3" x 12'2"

Radiator. Cupboard housing the electric meter and consumer unit.

Hallway

5'4" x 6'8"

Staircase to first floor landing. Plumbing for washing machine.

Bathroom

6'10" x 6'8"

With three piece suite which consists of corner bath with mixer shower taps and screen over, wash hand basin and w.c. Part tiled walls. Radiator. Extractor fan.

Landing

Bedroom 1

11'5" x 12'1"

Radiator. Door to:

Walk-in Wardrobe

12'1" x 6'10"

Bedroom 2

11'5" x 12'6"

Radiator.

Store

6'8" x 6'6"

Gardens

To the side and rear are the property are spacious, privately enclosed mature gardens which are well tended and are mainly laid to lawn with a variety of trees, plants and shrubs. Orchard to the end of the garden with several fruit and nut trees. Raised vegetable beds. Summerhouse. Block paved patio area.

Workshop

26'10" x 9'8" extending to 11'10"

With double opening doors. Power and lighting.

Tenure

Freehold.

Additional Notes

Please note that this property is accessed via a footpath and has no vehicular access or parking.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

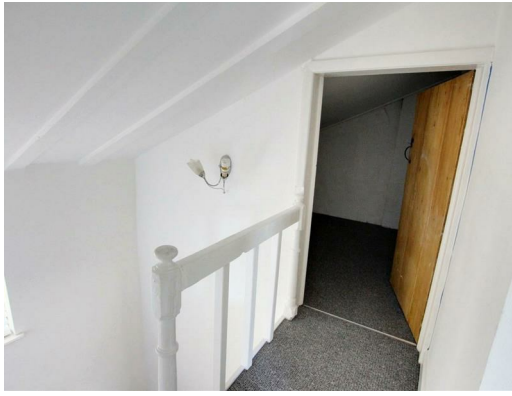
Making an Offer

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

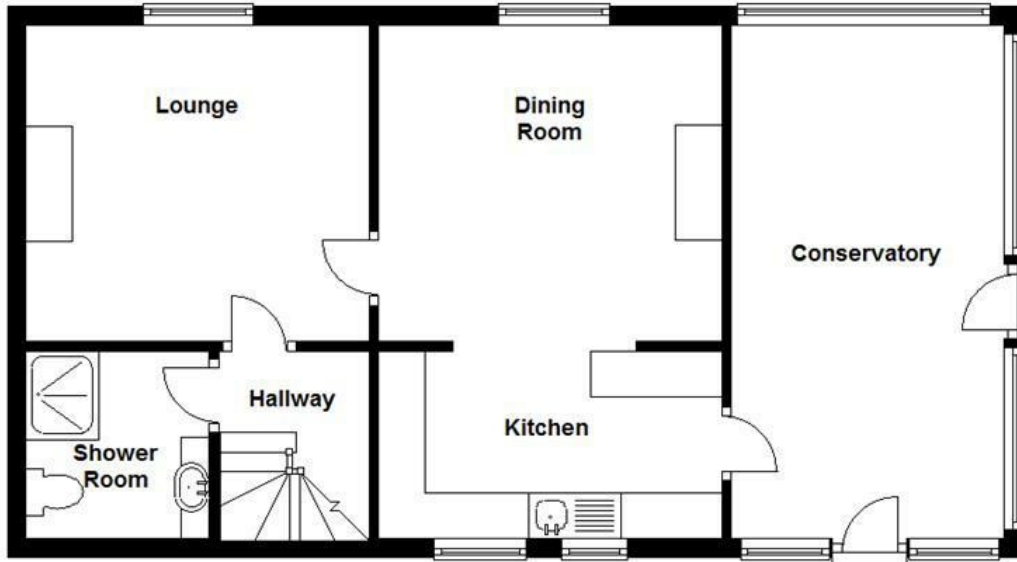
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



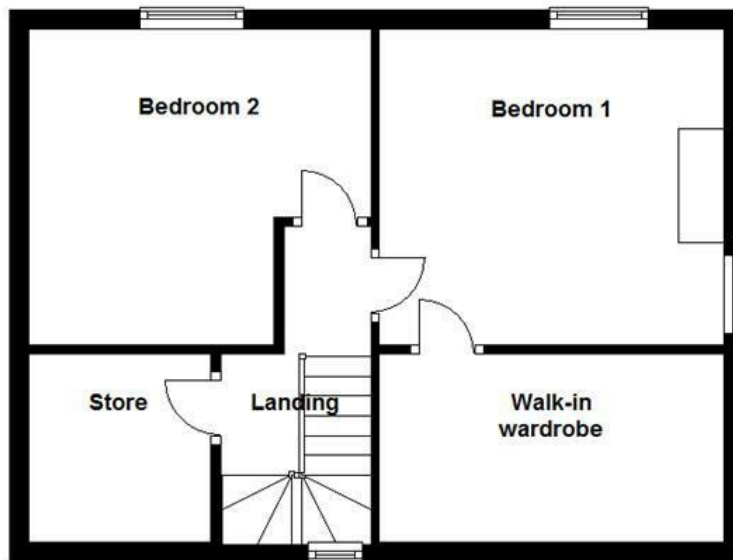




Ground Floor



First Floor



Directions

From our Alford office head South along South Street. After passing the park turn right onto Hamilton Road then immediately left into Parsons Lane. Take your first left onto Holywell Road the number 23 can be found on your right hand side set back off the road along a footpath.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-60) D			60
(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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

