



# CHOICE PROPERTIES

*Estate Agents*

85 South Street,  
Alford, LN13 9AR

Reduced To £99,950



Choice Properties are delighted to bring to the market this one bedroom terraced housing, only a short walk from the local amenities of the historic market town of Alford. Offered with no onward chain, this generously proportioned property offered off road parking and a privately enclosed garden, so early viewing is advised to avoid missing out.

The property benefits from mains gas central heating and double glazed uPVC windows throughout and comprises:

### **Reception Room**

11'4" x 11'1"

Front uPVC door leading into the reception room; which features a gas fireplace, cupboard housing the wall mounted consumer unit, TV aerial and telephone point. Door to:

### **Kitchen**

9'3" x 11'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integral electric oven, spaces for freestanding under-counter fridge and freezer, space for a washing machine, marble effect splashback partly to the walls, uPVC door to the rear garden and stairs to the first floor.

### **Landing**

Doors to:

### **Bedroom**

11'4" x 9'09"

Spacious double bedroom with a telephone point and loft access, and two built in cupboards; one housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Bathroom**

5'5" x 8'7"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and an electric 'Triton T80 Easi Fit+' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls, extractor vent and an opening to:

### **Store**

3'5" x 8'7"

With shelving, ideal for storage.

### **Driveway**

Driveway to the front of the property providing off road parking.

### **Garden**

To the rear of the property you will find a privately enclosed garden, paved for ease of maintenance with timber fencing to the boundaries. The rear garden further features an array of shrubbery, an outside tap and a useful timber shed.

### **Tenure**

Freehold.

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

### **Opening hours**

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.

## **Council Tax**

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)

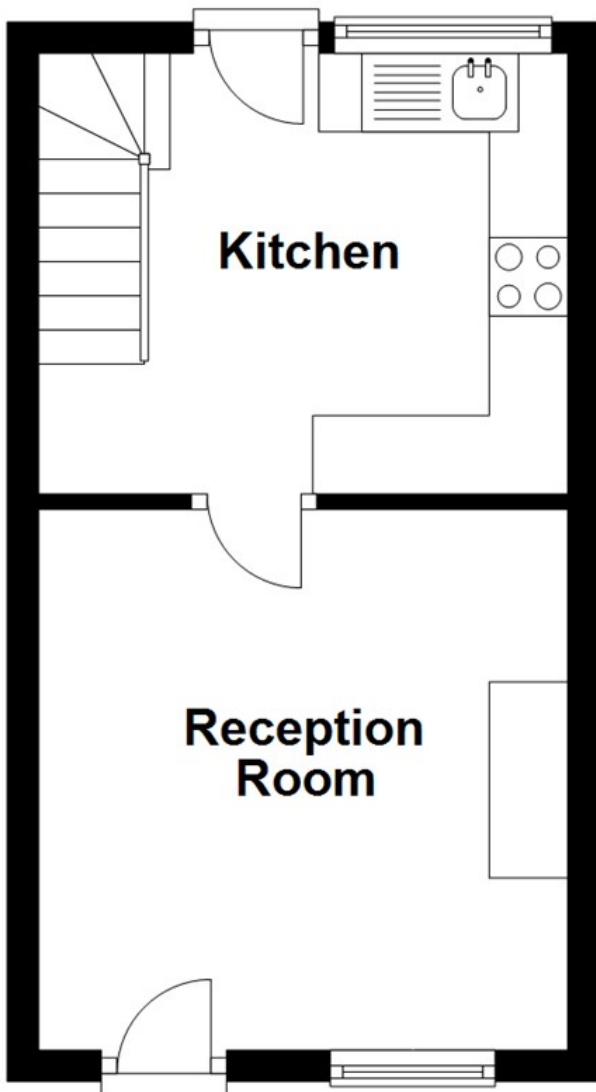
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.



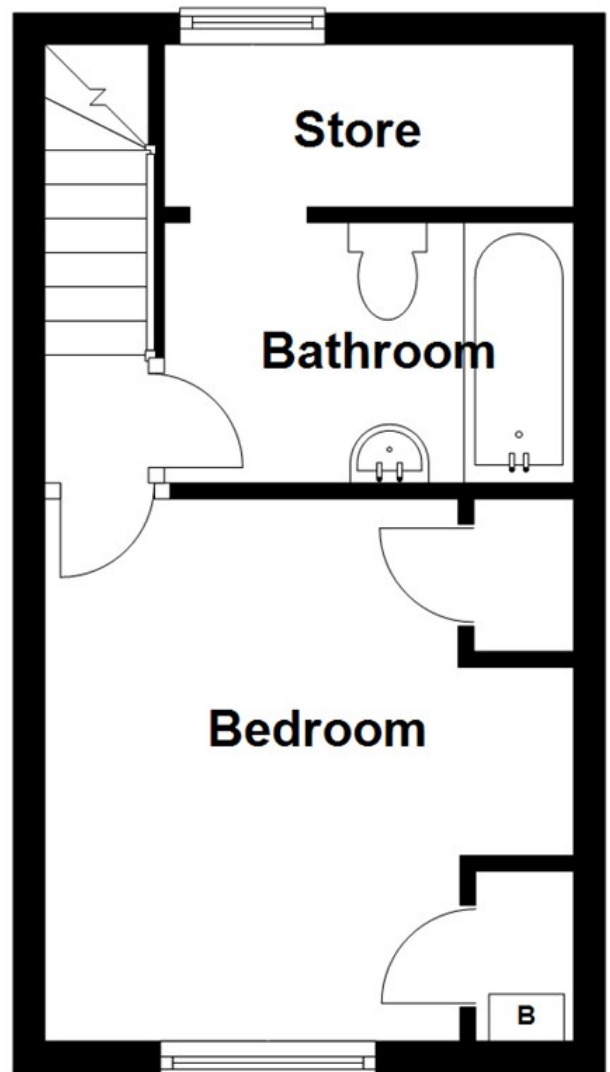
## Ground Floor

Approx. 21.5 sq. metres (231.1 sq. feet)



## First Floor

Approx. 21.5 sq. metres (231.1 sq. feet)



Total area: approx. 42.9 sq. metres (462.2 sq. feet)

# Directions

From our Alford office head South along South Street and number 85 can be found on the left hand side just before the left hand turn to Farlesthorne Road.

