



CHOICE PROPERTIES

Estate Agents

27/28 South Market Place,
Alford, LN13 9AE

Price £195,000



****PRIME MARKETPLACE LOCATION**** This spacious property sits in a prime position and consists of 2 versatile shops and a large flat, three separate units for sale as one. Situated in the heart of this historic market town, you won't want to miss out on viewing this fantastic property. NO ONWARD CHAIN.

The Property is divided into two shop units and one spacious four bedroom flat. Boasting UPVC Double glazing to the rear and original sash windows to the front. Internally the accommodation consists of:

Shop unit No.27

23' x 12' to widest dimensions

Curved front window display with central entrance door. Disabled Access. Electric meter and consumer unit. Electric wall mounted heater. 'Karndean' flooring. Lighting. Doors to ;

Office

10'2" x 6'

Door leading out to the rear yard. Lighting.

Kitchen Area

12'7" x 5'6" to widest dimensions

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Electric wall mounted heater. Electric Water Heater.

WC

4'10" x 3'2"

With w.c. and wash hand basin.

Rear Yard

L shaped courtyard to the rear of Shop unit 27. 12'07 x 10'08 (maximum measurements)

Previous Usage

Previously used as an Estate Agents, Hair Salon, and a Sweet Shop.

Shop unit No.28

20' x 15' plus 10'5" x 6'5"

Large display window and entrance door. Disabled Access. Electric meter and consumer unit. 2 radiators (supplied from gas boiler in the flat). Kitchen to the rear with fitted wall and base units plus two sink units. Door to;

Lobby

3'102 x 2'8"

Wash hand basin. Door to w.c.. Stairs down to the Basement.

WC

5'2" x 2'8"

With w.c.

Basement

Previous Usage

Was Previously a Café and a Licensed Betting Office.

Entrance Hall (flat 27/28)

15'0" x 6'8"

Under stair storage cupboard. Staircase to the first floor landing. Electric & Gas meters.

1st Floor Landing

6'2" x 13'4"

Staircase to the 2nd floor landing. Gas boiler which supplies the central heating and hot water. Electric consumer unit.

Lounge

11'5" x 13'4"

2 radiators. Open plan leading through to;

Kitchen

11'5" x 10'6" to widest dimensions

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Gas cooker point. Plumbing for washing machine. Views over South Market Place.

Utility Room

6'2" x 10'11"

Radiator. Fitted storage cupboard. Plumbing for dishwasher. Door leading out to the rear balcony.

Balcony

18'06 x 11'04 (approximate measurements)

With metal railings. West Facing.

Bedroom 1

15'0" x 13'3"

Off Landing. Radiator.

Bedroom 4

8'0" x 8'1"

Off Landing. Radiator.

2nd Floor Landing

6'4" x 13'2"

Featuring original feature window.

Bedroom 2

15'0" x 13'3"

Radiator.

Bedroom 3

11'3" x 13'2"

Radiator.

Bathroom

8'0" x 8'1"

With three piece white suite which consists of a bath, pedestal wash hand basin and w.c. Part tiled walls.

Council Tax Band - Flat 27A

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
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 - Amount payable for Council Tax Year 2021/22 £1,188.14

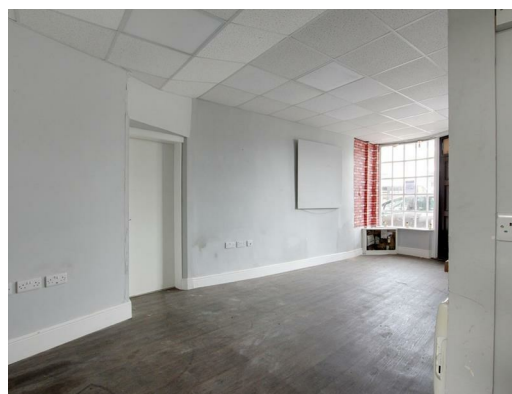
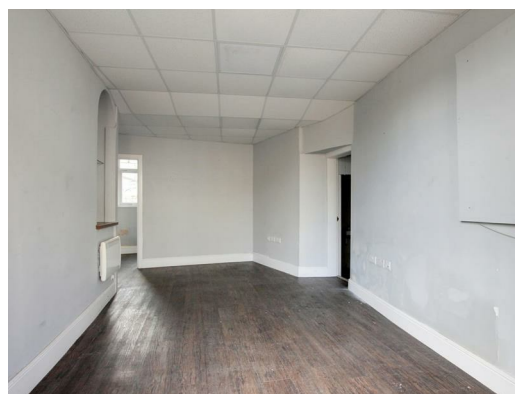
Viewing Arrangements

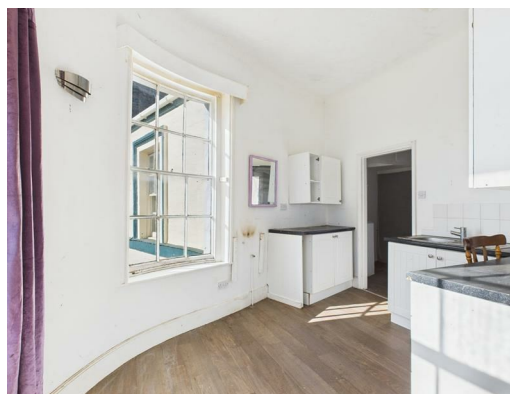
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

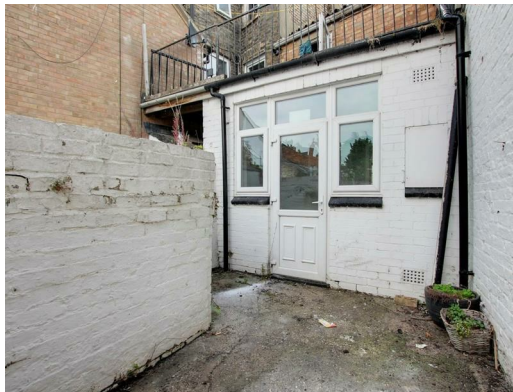
Making an Offer

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 property 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.









Directions

27/28 South Market palce is located in the centre of town just a few doors along from our office.

