



CHOICE PROPERTIES

Estate Agents

3 Hamilton Road,
Alford, LN13 9HE

Price £176,500



Choice Properties are delighted to bring to the market this most spacious two bedroom semi detached house, benefiting from a garage and off road parking. Situated in the peaceful and historic market town of Alford, this charming property has recently undergone a number of renovations and is further offered with no onward chain, so early viewing is advised to avoid missing out!

Offering generously proportioned room sizes throughout, the well maintained and stylishly presented accommodation comprises:

Entrance Hall

2'10" x 3'0"

uPVC entrance door.

Kitchen

6'7" x 6'0"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integral washing machine, integral electric oven and four ring induction hob with extractor hood over. Cupboard housing the wall mounted 'Viessmann' combination boiler. Radiator. Part tiled walls.

Dining Room

11'11" x 12'6"

Electric fireplace set in feature surround. Wall mounted thermostat controls. Radiator.

Reception Room

9'10" x 12'6"

Light and airy reception room. TV aerial point. Radiator. Wall mounted consumer unit. Open fire set in feature surround.

Bathroom

7'9" x 5'0"

Fitted with three piece bathroom suite comprising panelled bath tub with shower over, dual flush wc and hand wash basin. Part tiled walls.

Bedroom 1

9'11" x 12'6"

Spacious double bedroom. Radiator.

Bedroom 2

8'11" x 12'6"

Double bedroom. Radiator.

Dressing Room

10'2" x 5'5"

Fitted with storage cupboards. Radiator.

Driveway

Providing off road parking.

Garage

With an up and over door.

Outside

To the front, rear and side of the property you will find a garden laid with shingle for ease of maintenance. The property is fronted by a low levelled timber fence and to the rear of the property the plot is enclosed by bricked walls to the boundaries.

Tenure

Freehold.

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.

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.

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

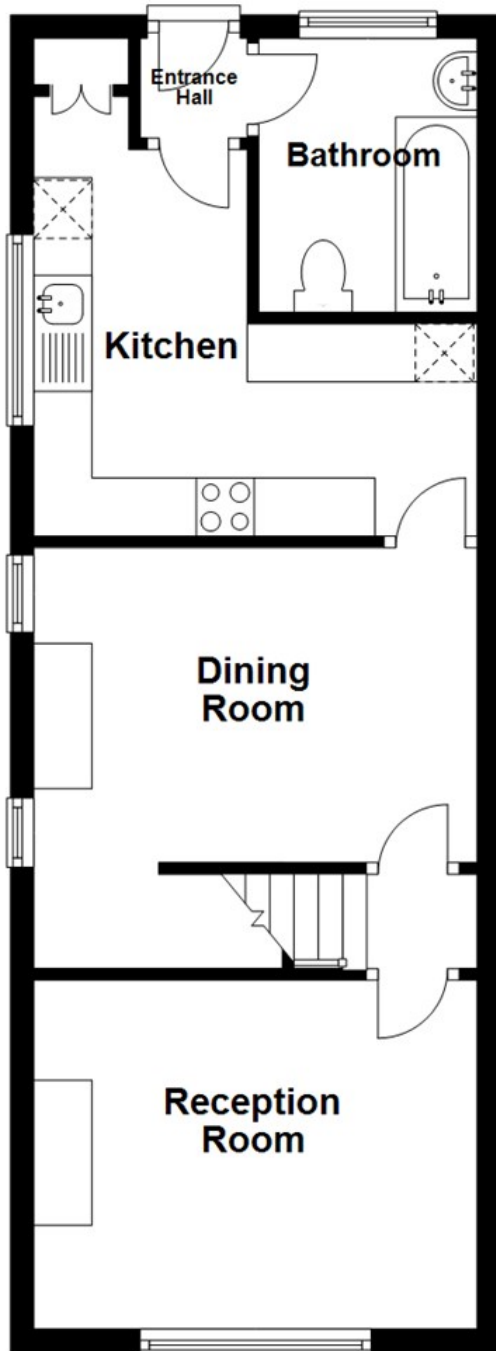
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.

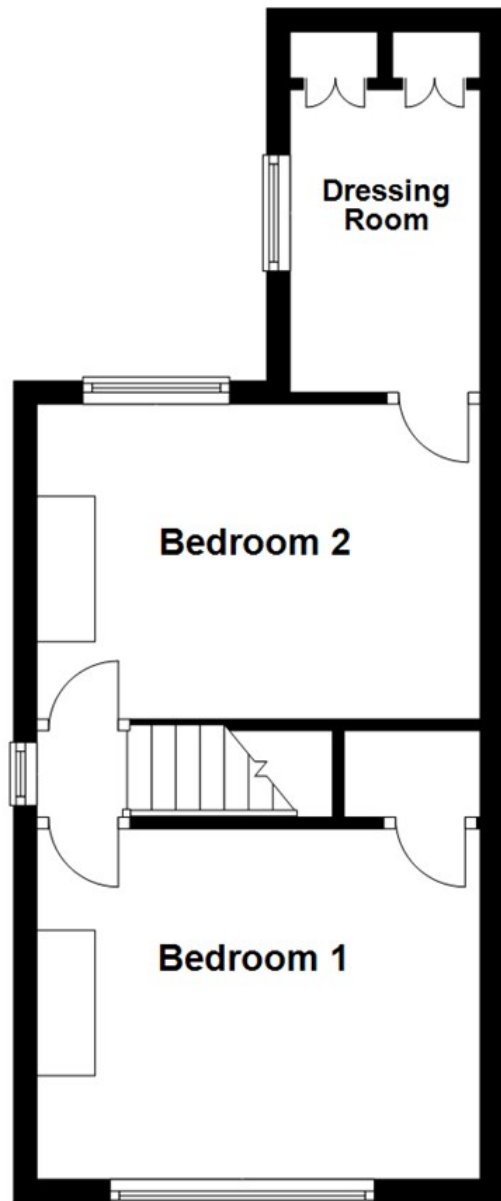




Ground Floor



First Floor



Directions

From our Alford office head towards the Church, at the junction turn left onto High Street/West Street then take your third left into Hamilton Road where you can find number 3 on your left hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			89	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(81 plus) A	
(81-91) B				(69-80) B	
(69-80) C				(55-68) C	
(55-68) D				(39-54) D	
(39-54) E				(21-38) E	
(21-38) F				(1-20) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

