



CHOICE PROPERTIES

Estate Agents

10 Bourne Road,
Alford, LN13 9HX

Price £147,500



Choice Properties are delighted to offer for sale this two bedroom semi detached house, situated in the sought after historic market town of Alford, only moments from the local amenities. Boasting generously proportioned room sizes throughout, a refreshed interior and no onward chain, early viewing is advised to avoid missing out.

The well maintained interior comprises:

Reception Room

10'9" x 12'8"

Fitted with an electric feature fireplace, TV aerial and telephone point.

Dining Room

9'8" x 12'8"

Providing ample dining space and featuring an under stair storage cupboard.

Kitchen

12'1" x 6'6"

Fitted with a range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, integrated electric oven, four ring gas hob with extractor hood over, plumbing for a washing machine and a door to the rear garden.

Bedroom 1

10'9" x 12'8"

Spacious double bedroom with a TV aerial and access to the loft.

Bedroom 2

9'8" x 9'3"

Fitted with a TV aerial.

Bathroom

12'1" x 6'6"

Fitted with a four piece suite comprising a corner panelled bath tub with single hot and cold taps, shower cubicle, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls.

Garden

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a paved patio area 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

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

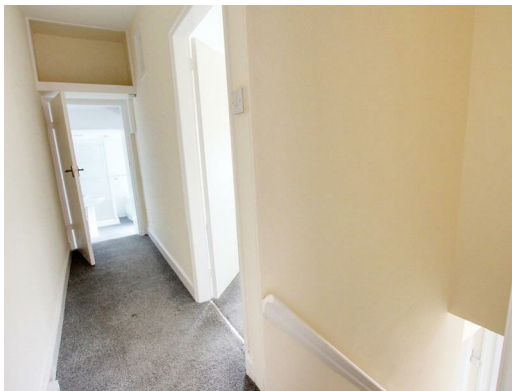
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current 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 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.

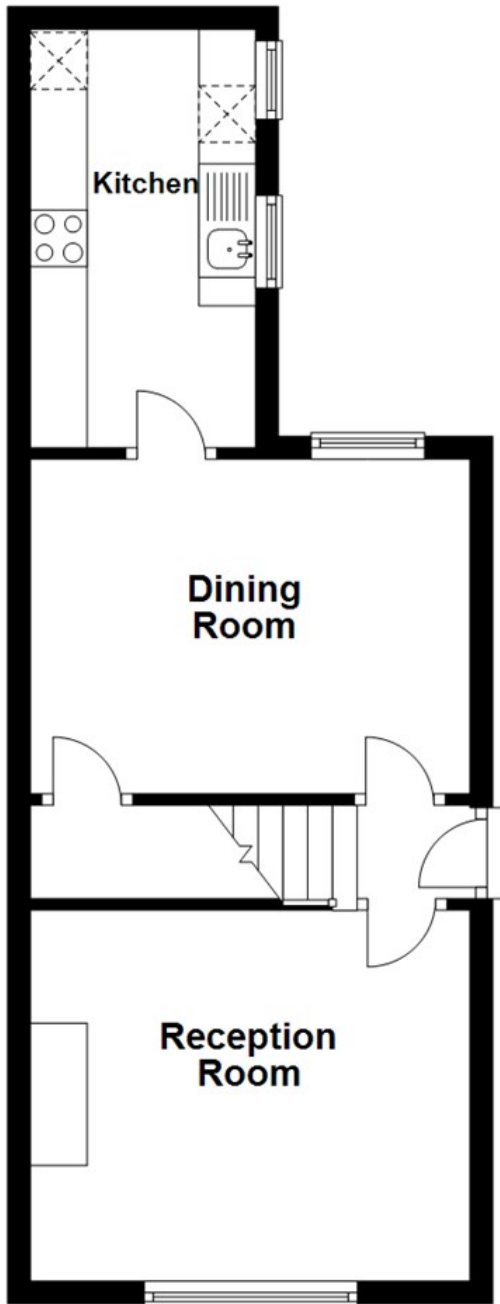
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





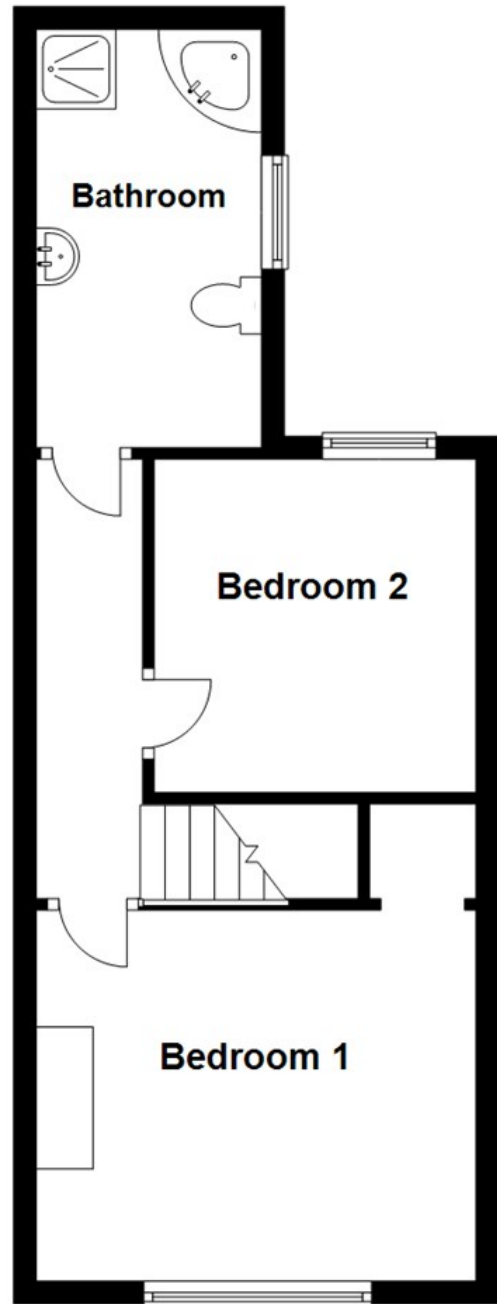
Ground Floor

Approx. 35.5 sq. metres



First Floor

Approx. 35.5 sq. metres



Total area: approx. 71.0 sq. metres

Directions

From our Alford office head East to the junction at the Church. Turn left onto High Street/West Street and take your fifth turn left into Bourne Road.

