



CHOICE PROPERTIES

Estate Agents

17 Robinson Avenue,
Alford, LN13 0PW

Reduced To £169,950



Quietly tucked away in a good residential position Choice Properties are delighted to offer for sale this most individual 2 bedroom home. Ideally placed for all the local amenities the historic market town of Alford offers we invite you to view this charming home at your earliest convenience.

With the advantage of UPVC Double Glazing and Gas Central Heating the well laid out internal accommodation consists of :-

UPVC Entrance Door

Leading into:

Conservatory

20'8" x 13'8"

Power Points. Radiator. Sliding doors into :-

Open Plan Living Space

20'8" x 13'8"

Consisting of :

Living Room

Electric Fire. Radiator. Power Points. TV Aerial Point. Coats/Storage Cupboard. Staircase to Landing.

Kitchen/Diner

Consisting of fitted wall & base units with work surfaces over and under cabinet lighting. Stainless steel sink unit with drainer and taps. Electric Hob with Extractor Hood over. Part-tiled. Plumbing for automatic washing machine. Radiator. Power Points. UPVC Double Glazed rear access door to the porch.

Porch

4'0" x 3'6"

uPVC door to the garden.

Inner Hallway

Airing Cupboard. Leading to :

Bedroom 1

11'8" x 11'8"

Radiator. Power Points.

Shower Room

6'0" x 5'6"

Bathroom suite consisting of corner shower cubicle with electric shower, wash hand basin with mixer tap set in vanity unit & push button flush WC. Part tiled walls. Radiator.

First Floor Landing

With feature window. Storage cupboard housing Worcester Combi boiler which supplies central heating and hot water.

Bedroom 2

11'10" x 10'5"

Radiator. Power points. Newly fitted wash room. Built in storage.

Wash Room

2'11" x 4'11"

With dual flush wc and hand wash basin.

Parking

Allocated parking space for one vehicle.

Garden

This super home stands in pretty, privately enclosed gardens which are gravelled and paved for ease of maintenance.

Tenure

Freehold

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.

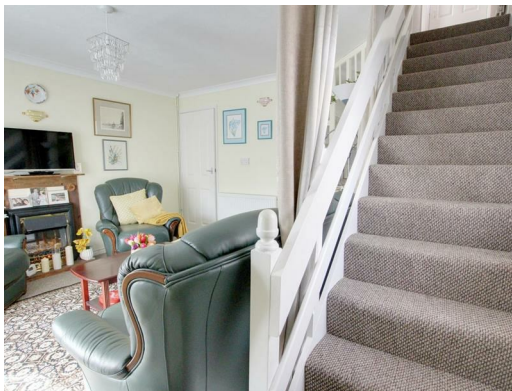
Opening Hours

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

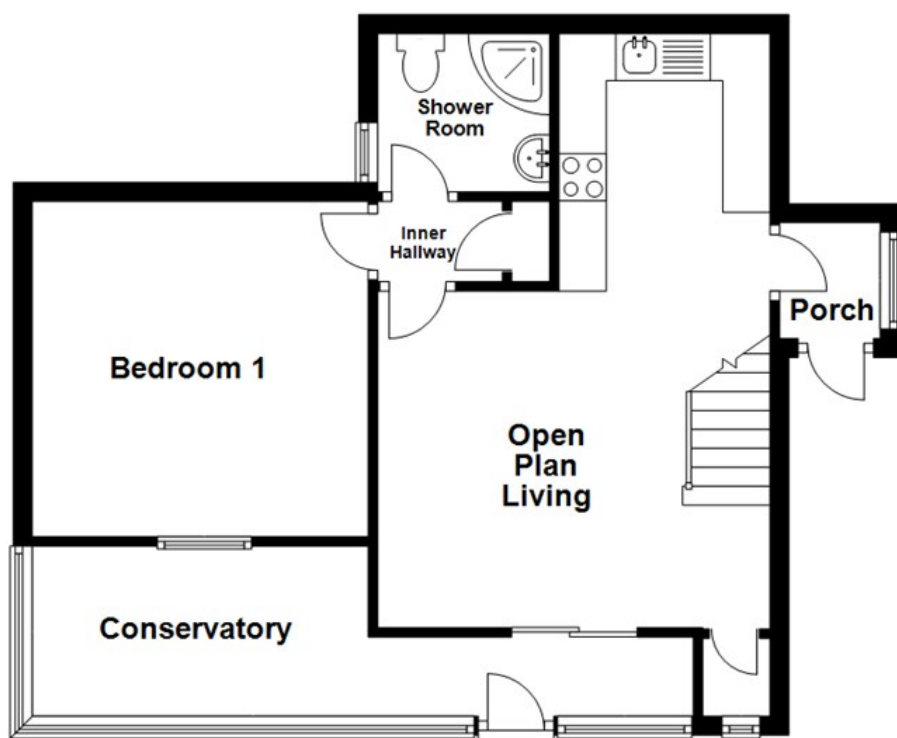
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

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.

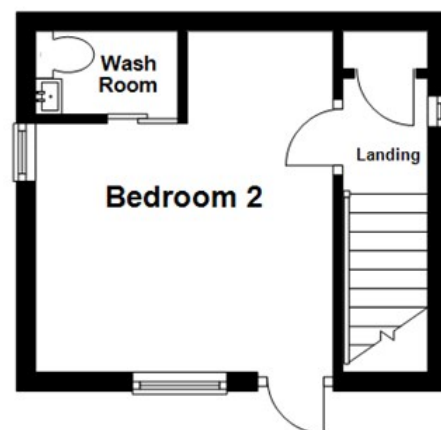




Ground Floor



First Floor



Directions

Take a left out of our Alford Office and head towards the junction. You will see the Church opposite, turn left here on to West Street and continue along until you see a right hand turn to Tothby Lane (opposite the Queen Elizabeth Grammar School), take a right here and the second turning on the left is Robinson Avenue. Turn into Robinson Avenue and you will find number 17 on the left hand side tucked away.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			64
(55-68) D			
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

