



CHOICE PROPERTIES

Estate Agents

6 Hazel Walk,
Alford, LN13 9BX

Reduced To £259,950



Choice Properties are delighted to bring to you this beautiful family home which is ideally situated in the historic market town of Alford. Originally built by Chestnut Homes, Hazel Walk offers 3 bedrooms (1 en-suite), great living space as well as a garage and driveway. Offering NO ONWARD CHAIN, we highly recommend viewing this superb property.

With the added benefit of UPVC Double Glazing and Gas Fired Central Heating the spacious and well laid out internal accommodation consists of :-

Front entrance door to:

Entrance Hall

Staircase to the first-floor landing. Radiator. Power Points. Telephone Point. Door to:

WC

With WC and wash hand basin. Radiator.

Lounge

17'8" x 10'0"

Bay window to the front. Radiators. Double opening 'French' doors leading out to the rear garden. TV Aerial Point & Telephone Point.

Kitchen/Dining Room

17'8" x 9'2"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated gas oven and hob. Radiator. Power Points. Door leading to :

Utility Room

5'7" x 6'4"

Fitted base units with work surfaces over. Plumbing for washing machine. Gas combination boiler which supplies the central heating and hot water. Electric consumer unit. Understairs storage cupboard. Radiator. Power Points. Door leading out to the rear garden.

Landing

Radiator. Access to the loft area.

Bedroom 1

9'11" x 13'0"

Radiator. Fitted storage cupboard. Door to:

En-suite

5'7" x 5'9"

With three piece white suite which consists of a shower enclosure with mixer shower, wash hand basin and WC. Part tiled walls. Extractor fan. Electric shaver point. Radiator.

Bedroom 2

10'9" x 9'2"

Radiator. Power Points.

Bedroom 3

7'7" x 9'9"

Radiator. Power Points.

Bathroom

6'9" x 5'7"

With three piece white suite which consists of a panelled bath with mixer shower over, wash hand basin and WC set in vanity unit. Part tiled walls. Radiator. Extractor fan.

Driveway

To the side of the property is a tarmac driveway leading to the garage.

Garage

Brick built single garage with up and over garage door with electrical supply.

Gardens

To the front of the property is a small lawn garden with a central footpath fronted by privet hedging. Outside lighting. To the rear is a privately enclosed garden which is laid to lawn with a patio area. Gated access to the driveway.

Tenure

Freehold

Council Tax

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 C.

Viewing Arrangements

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

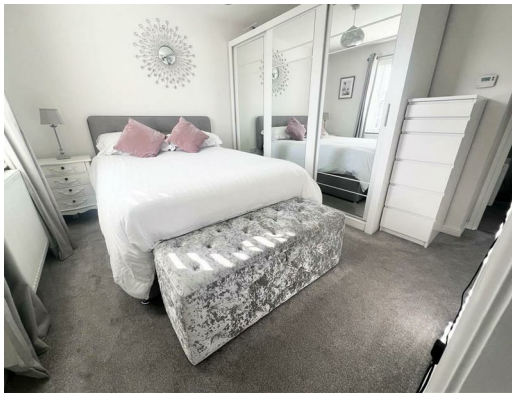
Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

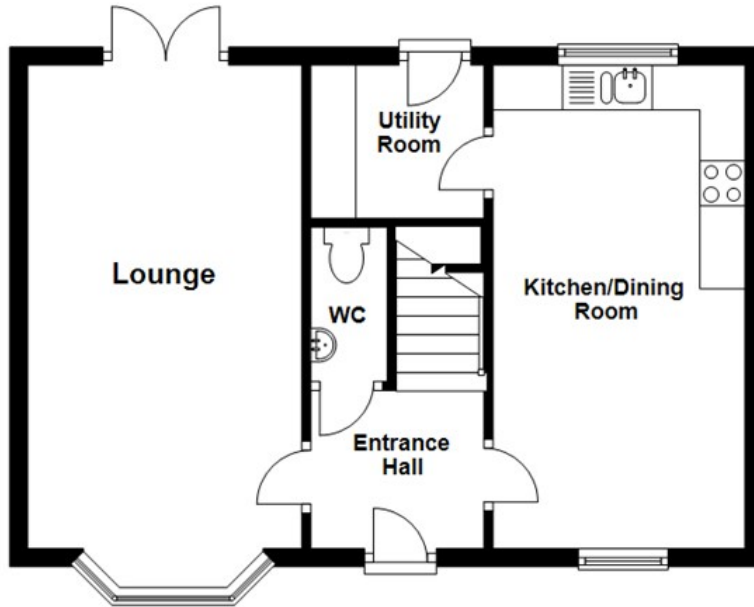
Making an offer

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.

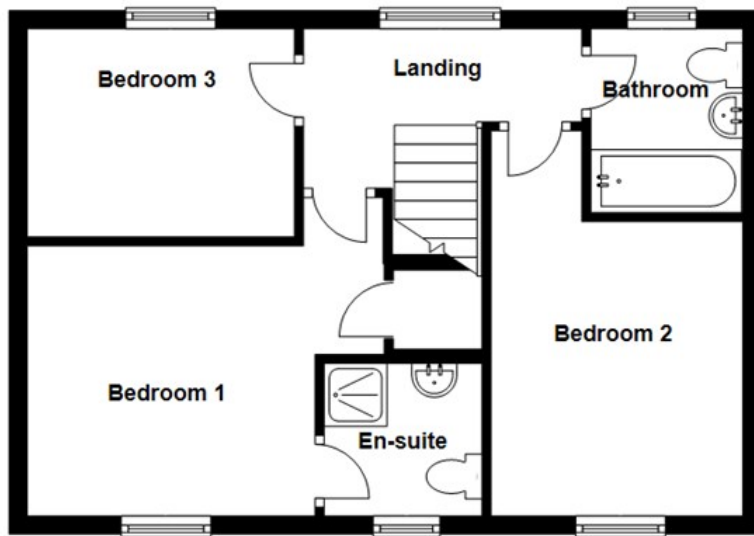
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 South along South Street on to Willoughby Road. Go past the Fire Station and take the second right onto Hazel Walk.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(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	

