



CHOICE PROPERTIES

Estate Agents

39 West Street,
Alford, LN13 9EZ

Offers Over £200,000



REDUCED BY MOTIVATED SELLERS! OFFERS OVER £200,000. It is a pleasure for Choice Properties to bring to the market this most individual property which consists of a three bedroom terrace house with detached annex to the rear. Located in a central position within the charming historic market town of Alford, this impressive property further benefits from a rear driveway and garage. Early viewing is advised.

The property has the benefit of gas central heating and the spacious internal accommodation consists of:

Front entrance door to:

Entrance lobby

Cupboard housing the electric meter and consumer unit. Open to Dining Area.

Cellar

13'8" x 9'1"

From the Dining area is a door with steps down to the cellar.

Dining Room

13'8" x 12'2"

Radiator. Programmer and thermostat controls for the central heating. Step up to:

Living Room

19'8" x 13'8"

Wood burner set in feature surround. 2 radiators. Wall lighting. Staircase to the first floor landing. Door to:

Breakfast Kitchen

14'6" x 10'10"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer taps. Part tiled walls. Space for range oven.

Rear Hall

10'10" x 4'1"

Tiled floor. Rear access door. Fitted cupboard housing the Gas boiler and hot water cylinder.

Utility

10'10" x 8'10"

Fitted work surfaces. Plumbing for washing machine. Tiled floor. Radiator.

Bathroom

10'10" x 6'11"

With three piece bathroom suite which consists of a panelled bath with electric shower over, wash hand basin and w.c. Radiator. Fully tiled walls. Tiled floor.

Landing

Access to the loft area.

Bedroom 1

12'1" x 13'1"

Radiator. Fitted storage cupboard.

Bedroom 2

12'3" x 6'6"

Radiator.

Bedroom 3

12'3" x 6'6"

Radiator.

Shower Room

7'4" x 6'8"

With three piece suite which consists of a shower enclosure with electric shower, wash hand basin and w.c. Part tiled walls. Heated towel rail.

ANNEXE

Entrance Hallway

Staircase to the first floor landing. Tiled floor. Internal door to the garage.

Office

9'0" x 10'11"

Radiator.

Store/Hobby Room

9'0" x 16'8"

Radiator.

Landing

5'8" x 18'0"

Airing cupboard housing the electric water heater.

Lounge

11'5" x 16'7"

2 Radiators.

Bedroom 1

9'0" x 16'7"

Radiator. Loft access.

Bedroom 2

9'0" x 14'0"

Radiator. Loft access.

Shower Room

5'2" x 10'0"

With three piece suite which consists of a shower enclosure with electric shower, wash hand basin and w.c. Radiator. Part tiled walls.

Driveway

The driveway is located to the rear of the property with double opening gates leading under the arch. (37 & 38 West Street have pedestrian access over the driveway to the rear of their properties)

Garage

11'5" x 16'7"

Up and over garage door. Personal door to the rear leading out to the small courtyard. Gas boiler which supplies the central heating for the annexe.

Gardens

To the rear of the property is a courtyard garden.

Tenure

Freehold

Council Tax

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.

Viewing Arrangements

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

Opening Hours

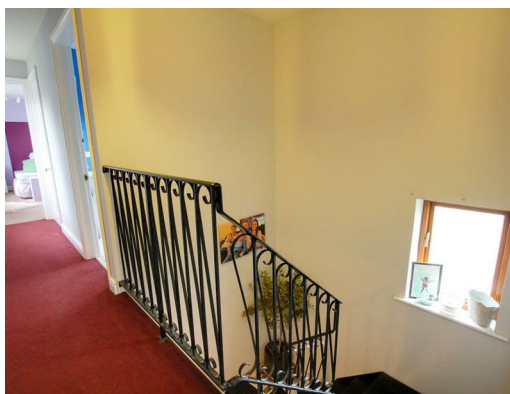
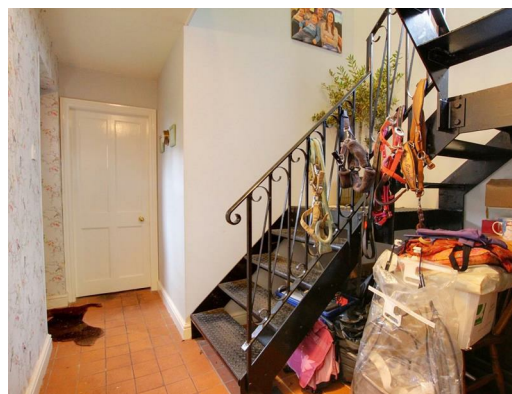
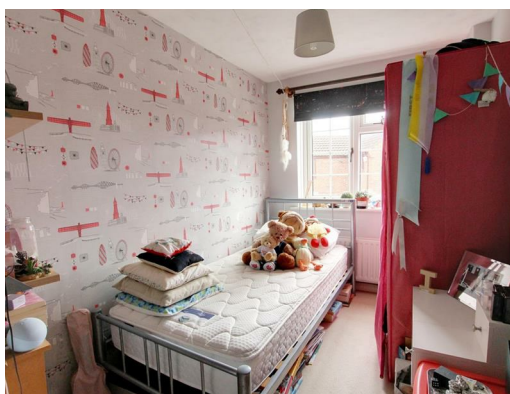
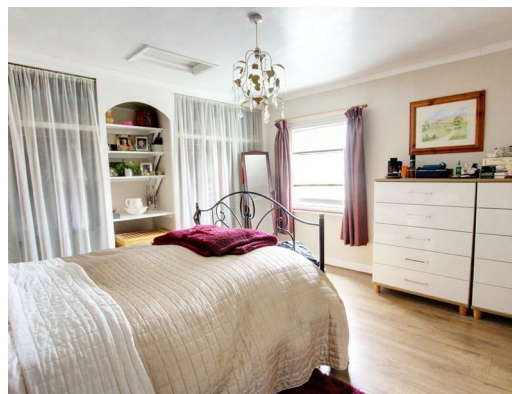
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

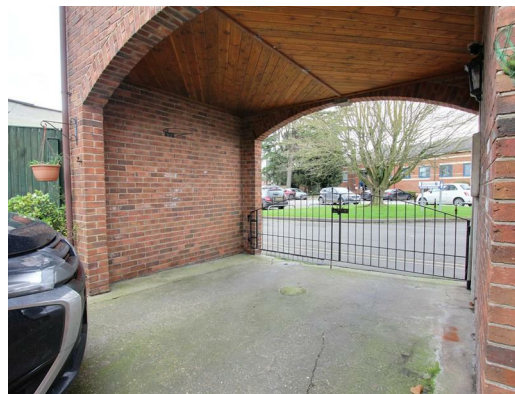
Making an offer

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.

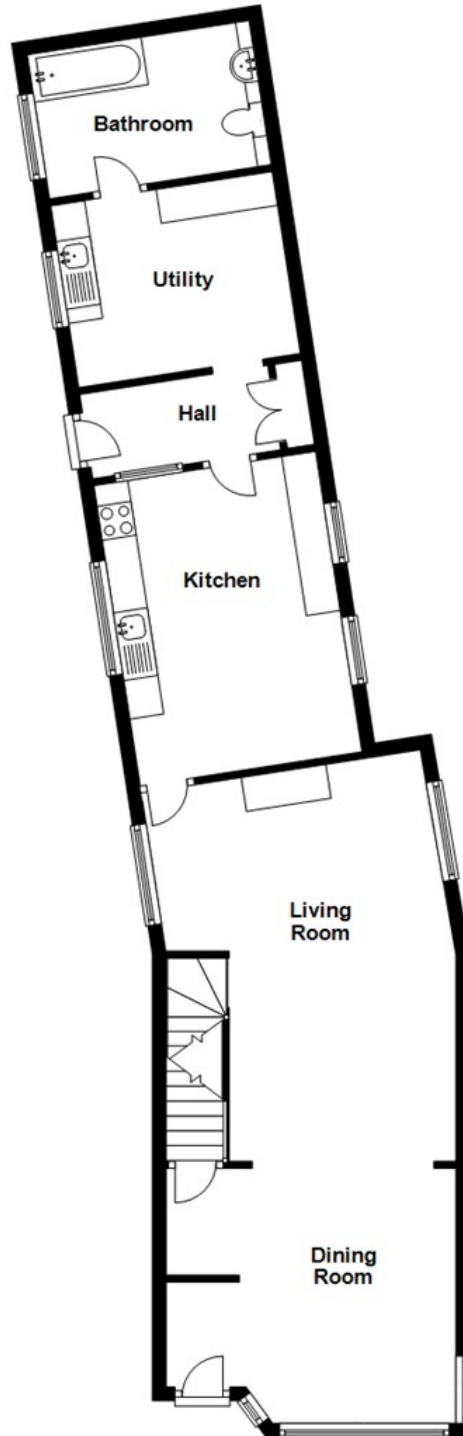
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



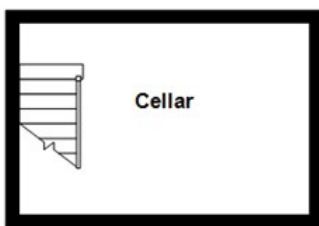




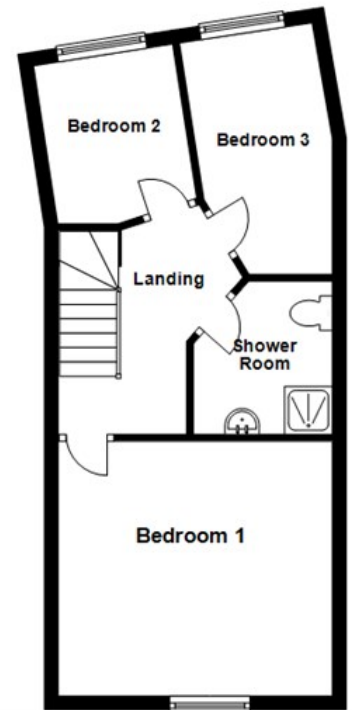
Ground Floor



Basement



First Floor



Directions

From our Office turn left out of the door and head toward the junction. At the junction (the church will be straight in front of you) turn left and continue along this road which is West Street and you will see number 39 a little way along this road on the left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) 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	

