



# CHOICE PROPERTIES

*Estate Agents*

9 Christopher Road,  
Alford, LN13 0AB

Price £159,950



Choice Properties are delighted to present this impressive two bedroom terraced house. The property features two bedrooms, providing ample space for a small family, a couple, or even for those who desire a guest room or a home office. The bathroom is conveniently located, ensuring practicality and ease of access for all residents.

One of the highlights of this property is the well-tended garden, a tranquil oasis where you can unwind after a long day or enjoy a morning coffee in peace. The quiet residential position of the house adds to the serene atmosphere, making it a peaceful retreat from the hustle and bustle of everyday life.

If you are looking for a charming terraced house in a desirable location, with a well-maintained garden and a welcoming interior, then this property on Christopher Road is the perfect choice for you. Don't miss the opportunity to make this house your home sweet home!

Benefitting from gas central heating and uPVC double glazing, this well presented property comprises:

### **Reception Room**

10'10" x 11'9"

Light and airy reception room with gas fire set in feature surround with wooden mantle. TV aerial point.

### **Kitchen**

8'7" x 11'9"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, plumbing for a washing machine, integral oven and integral four ring gas hob. Wall mounted 'Valliant' combination boiler. Part tiled walls. Tiled flooring.

### **Pantry**

Space for freestanding fridge and freezer.

### **Conservatory**

11'8" x 9'0"

With polycarbonate roof and double opening 'French' style patio doors to the garden. Tiled flooring. Underfloor heating.

### **Hallway**

Stairs to the first floor landing.

### **Landing**

5'7" x 8'1"

Loft access.

### **Bedroom 1**

10'10" x 11'9"

Spacious double bedroom.

### **Bedroom 2**

11'5" x 8'0"

Built in wardrobe/storage cupboard.

### **Bathroom**

5'8" x 7'0"

Fitted with a white three piece bathroom suite comprising a panelled bath with taps and electric 'Mira' shower over, hand wash basin and wc. Part tiled walls.

### **Garden**

To the rear of the property is a well tended, privately enclosed garden with timber fencing to the boundaries. The garden further benefits from an outdoor wc and useful timber shed.

### **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](http://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**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm.

## **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. 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.

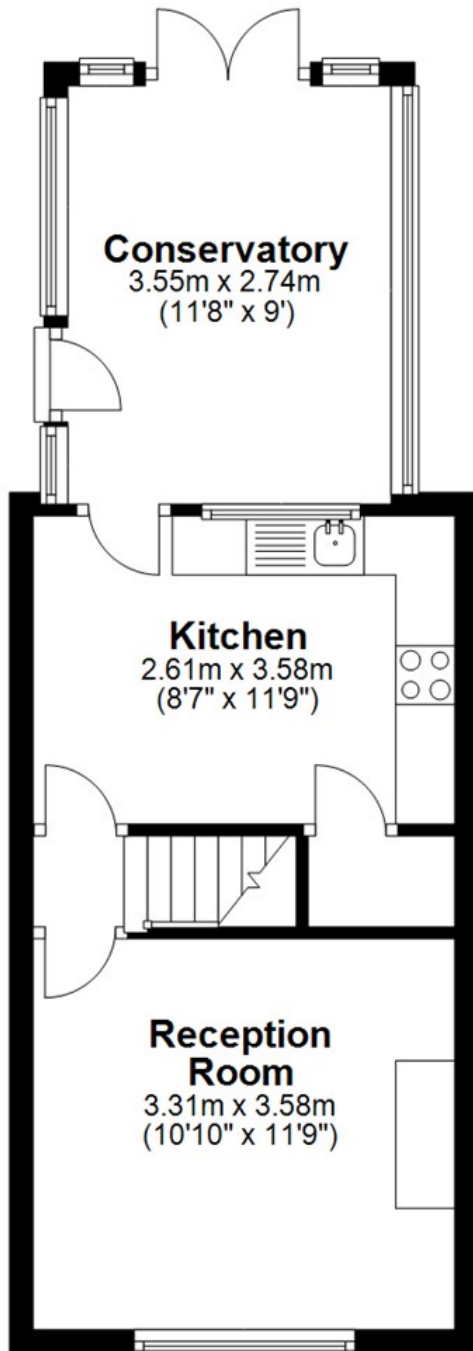




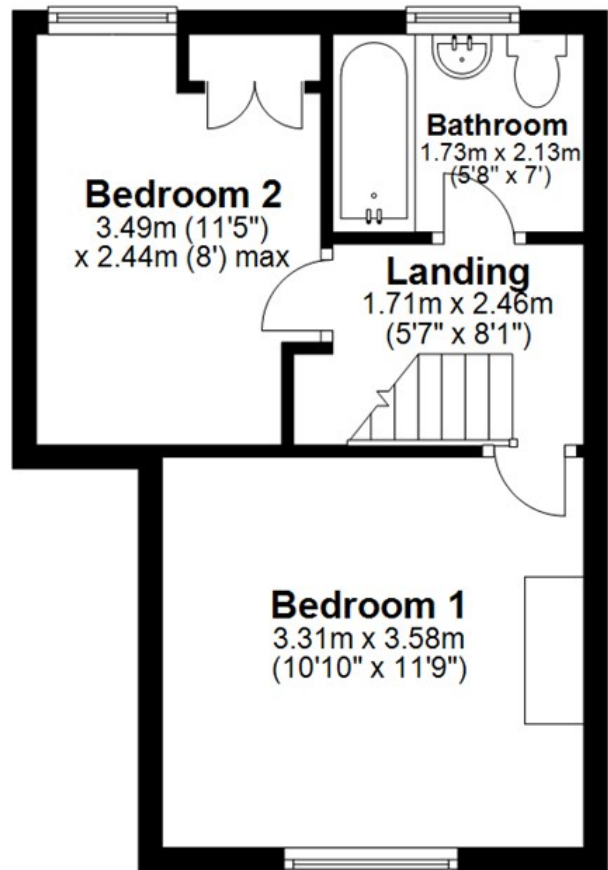




## Ground Floor



## First Floor





# Directions

From our Alford office head towards the church then turn left onto High Street/West Street. Take your second turn right into Dashwood Road and follow this road to the bottom. At the end of this road and straight ahead facing you, you will find No 9 Christopher Road.

