



CHOICE PROPERTIES

Estate Agents

51 Bridgeways,
Alford, LN13 9DF

Reduced To £140,000



Choice Properties are delighted to present this charming semi-detached house located in the picturesque area of Bridgeways, Alford. This delightful property boasts two cosy bedrooms, perfect for a small family or those looking for a guest room or home office.

The house features a beautifully finished interior, showcasing a high standard of craftsmanship throughout. The bathroom is modern and sleek, providing a relaxing space to unwind after a long day.

Don't miss the chance to make this lovely house your new home in the heart of Alford. Contact us today to arrange a viewing and experience the warmth and charm this property has to offer.

This light and bright internal accommodation comprises:

Kitchen

8'8" x 11'5"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, integral oven and integral four ring gas hob with extractor over, plumbing for a washing machine, space for freestanding fridge/freezer.

Reception Room

12'10" x 14'8"

Light and airy reception room with double opening patio doors leading to the garden. TV and telephone point. Stairs to first floor.

WC

5'11" x 2'11"

WC and hand wash basin.

Landing

6'6" x 6'4"

Loft access. Storage cupboard.

Bedroom 1

10'5" x 14'8"

Spacious double bedroom. Built in wardrobe.

Bedroom 2

11'1" x 8'0"

Double bedroom.

Bathroom

5'6" x 6'4"

Fitted with three piece suite comprising panelled bath tub with mains shower over, dual flush wc and hand wash basin. Part tiled walls.

Driveway

Providing off road parking.

Garden

Privately enclosed garden with timber fencing to the boundaries, mostly laid to lawn 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.

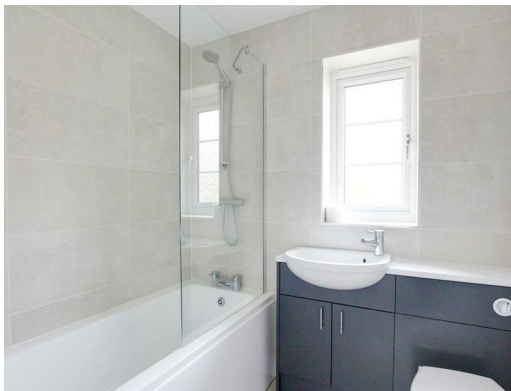
Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

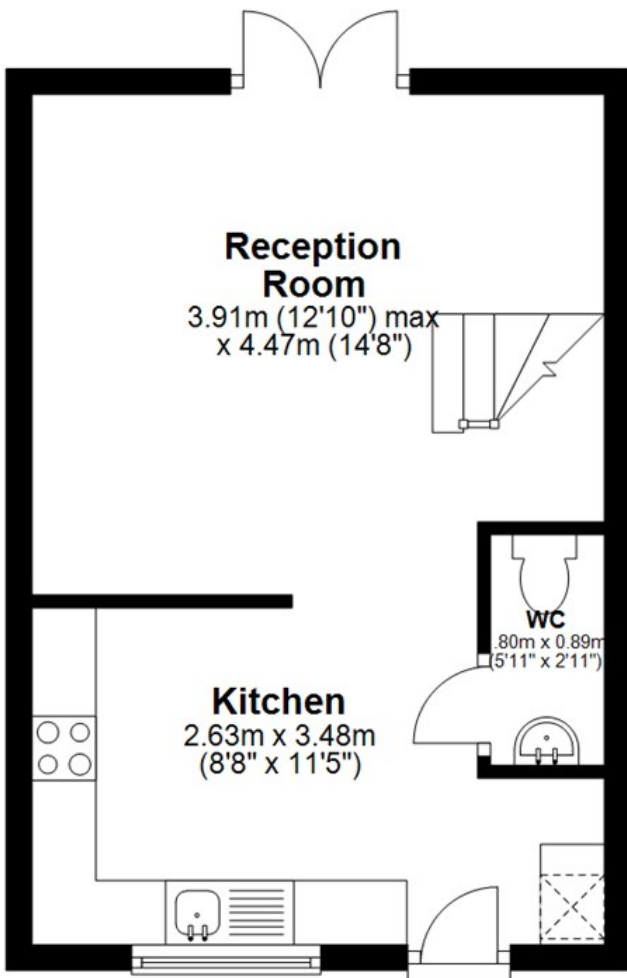
Making an Offer

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.

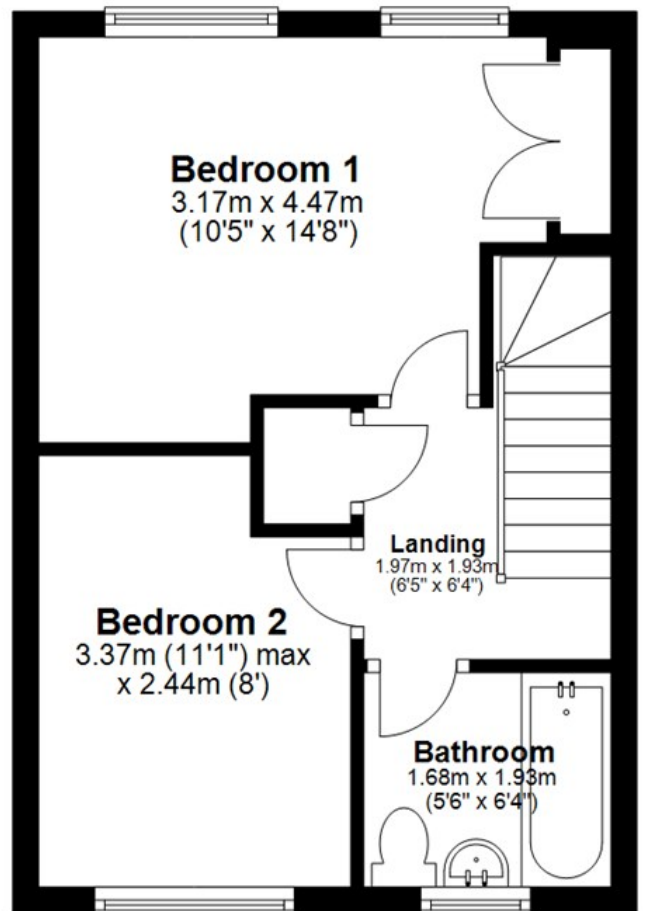
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Use LN13 9DF for directions to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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	

