



CHOICE PROPERTIES

Estate Agents

77 South Street,
Alford, LN13 9AW

Reduced To £145,000



Welcome to Alford - a charming market town where this spacious 2-bedroom end terrace house is waiting to become your new home.

This delightful property boasts a private garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends together with a private parking space which is an unexpected bonus.

Situated in a good central location, this house is ideal for those looking to be close to excellent local primary and secondary schools, as well as convenient shops and amenities.

Don't miss out on the opportunity to make this house your own and enjoy all that the lovely town of Alford has to offer.

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

Porch

With tiled floor. Door leading into

Kitchen/Diner

22'3" x 12'10"

With shaker style fitted kitchen with wall and base units with work surfaces over. Integrated electric oven with gas hob and fitted hood over. Plumbing for washing machine. Plumbing for dishwasher. Cupboard housing electric meter and consumer unit. part tiled walls. Power points. Dining Room with radiator, power points. central lighting and staircase to landing.

Living Room

13'8" x 12'10"

Electric fire set in fireplace. Wall and centre lighting. Radiator. Power points. T.V. Aerial point. Telephone point.

Landing

Cupboard housing the Gas Combination boiler. Loft access.

Bedroom 1

11'7" x 12'10"

Radiator. Power points. T.V. aerial point.

Bedroom 2

13'0" x 8'1"

Radiator. Power points.

Bathroom

11'0" x 5'6"

With three piece bathroom suite consisting of panelled bath with mixer shower taps and screen, pedestal wash hand basin and w.c. Storage Cupboard. Part tiled walls. Chrome heated towel rail.

Driveway/Garage

The driveway sits behind the garden and has space for one vehicle.

Garden

The front of the property has been paved for ease of maintenance, to the rear is a private garden with paved patio area and well tended lawn.

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 - Friday 9am-5pm and Saturday 9am - 3pm

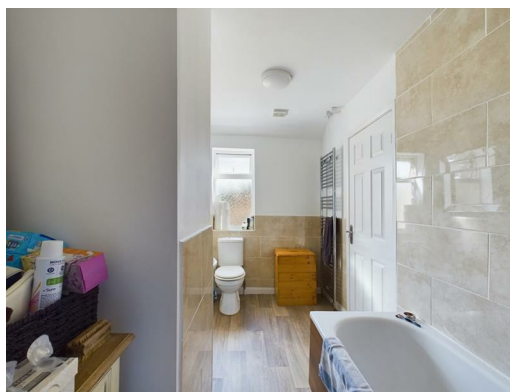
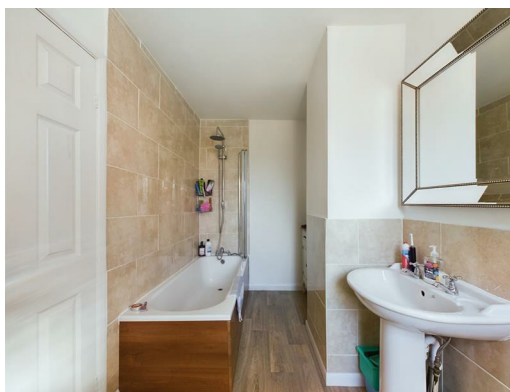
Making an Offer

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.

Opening Hours

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Saturday 9am - 3pm

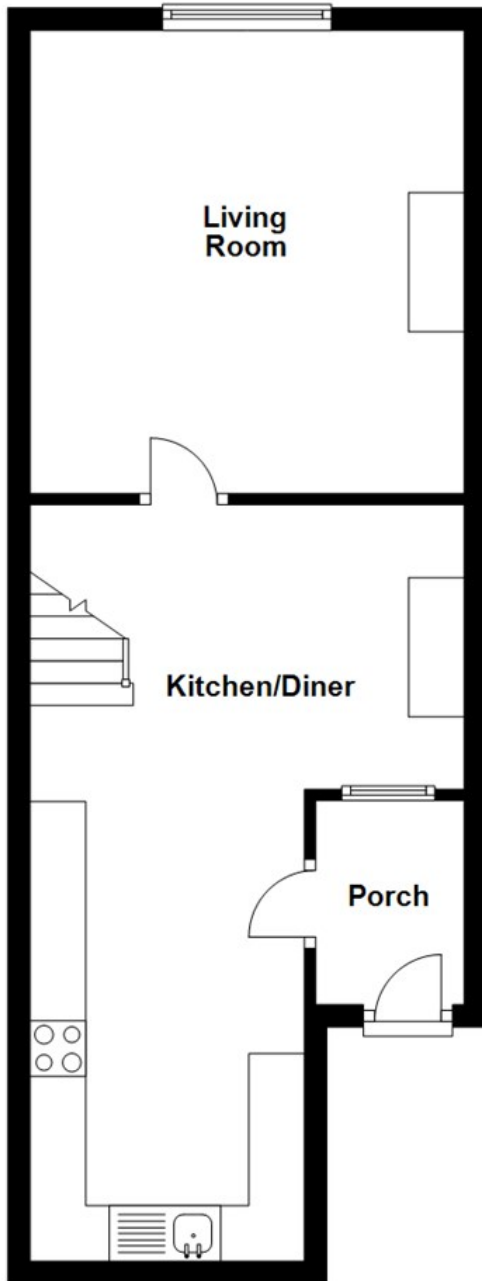
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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





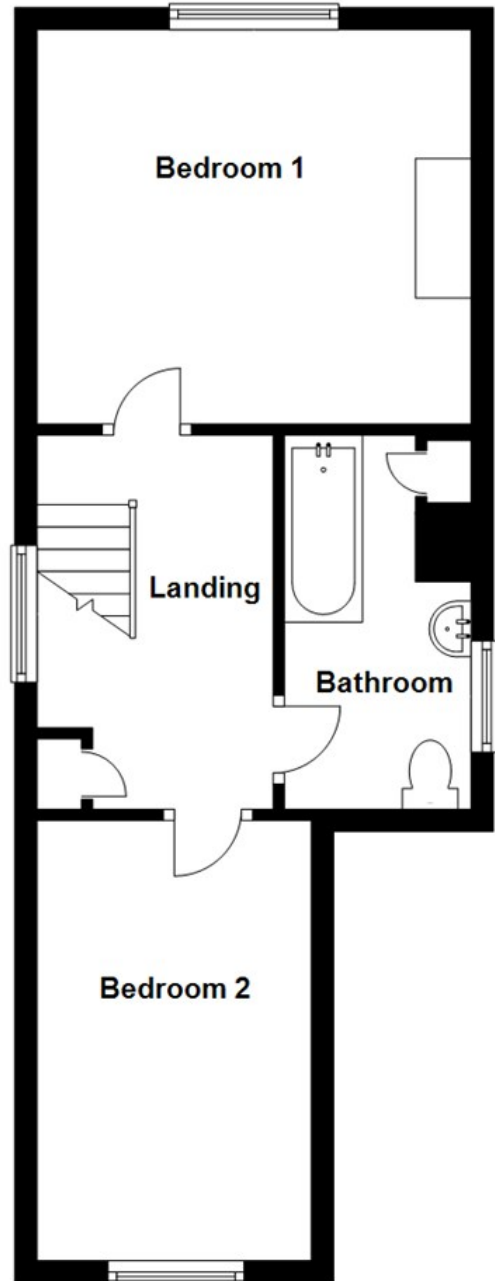
Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 77.1 sq. metres (830.1 sq. feet)

Directions

Use postcode LN13 9AW for directions to 77 and you will find the property on the left hand side at the beginning of South Street.

