



CHOICE PROPERTIES

Estate Agents

13 Chantry Road,
Alford, LN13 9HQ

Reduced To £185,000



Welcome to Chantry Road, Alford, Choice Properties are pleased to present this delightful semi-detached house. This property boasts two reception rooms and three bedrooms and with a lovely private garden this super home is situated in a pleasant location in the charming, historic market town of Alford. Ideally located for all local amenities and facilities we highly recommend viewing at your earliest convenience.

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

Timber side entrance door to:

Kitchen

13' x 8'10"

Attractive kitchen with cream, wall base and drawer units with work surfaces over. Blanco ceramic sink unit and drainer. 4 Ring Hob and Double Oven. Space for Dishwasher. Electric cooker point. Power points.

Office

13'10" x 3'8"

Power points.

Utility Room/Cloakroom

5'8" x 5'

With plumbing for automatic washing machine. Push button flush wc. and wash hand basin. Part tiled. Chrome heated towel radiator. 'Baxi' combi Gas Boiler which supplies central heating and hot water. Power points.

Dining Room

15' x 12'6"

Radiator. Power points with USB sockets. Thermostat control. Staircase to Landing.

Lounge

12'1" x 12'

With Bay Window. Radiator. Power points. Space for Log Burner.

Staircase to Landing

With loft access to the roof space. Storage Cupboard.

Bedroom 1

11' x 10'

Radiator. Power points with USB sockets. Fitted wardrobes with sliding doors.

Bedroom 2

12' x 8'6"

Radiator. Power points with USB sockets.

Bedroom 3/Office

6'1" x 6'

Radiator. Power points.

Bathroom & w.c.

9' x 6'1"

With Whirlpool spa bath with electric shower over. Push button wc. Wash hand basin set in vanity unit. Part shower board panelled walls. Chrome heated towel radiator.

Gardens

A low level wall fronts the property and a pretty paved pathway leads to the side entrance of this super home. To the rear the garden is private and enclosed and features a pretty patio area, lawned garden and ornamental fish pond.

Tenure

Freehold.

Council Tax

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

Monday to Friday 9.00 a.m. to 5.00 p.m.

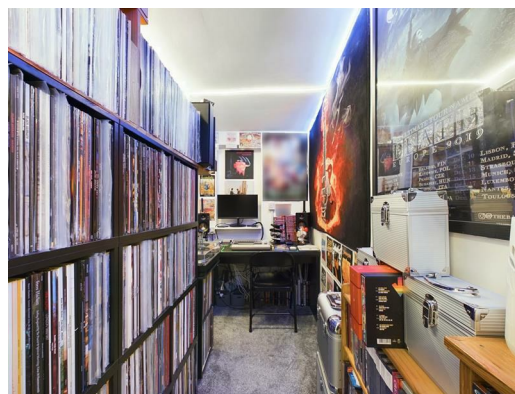
Saturday 9.00 a.m. to 3.00 p.m.

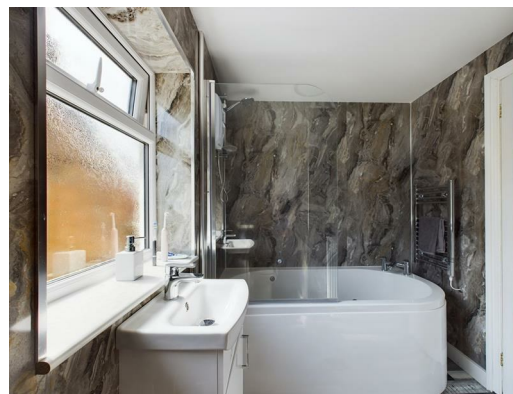
Making an offer

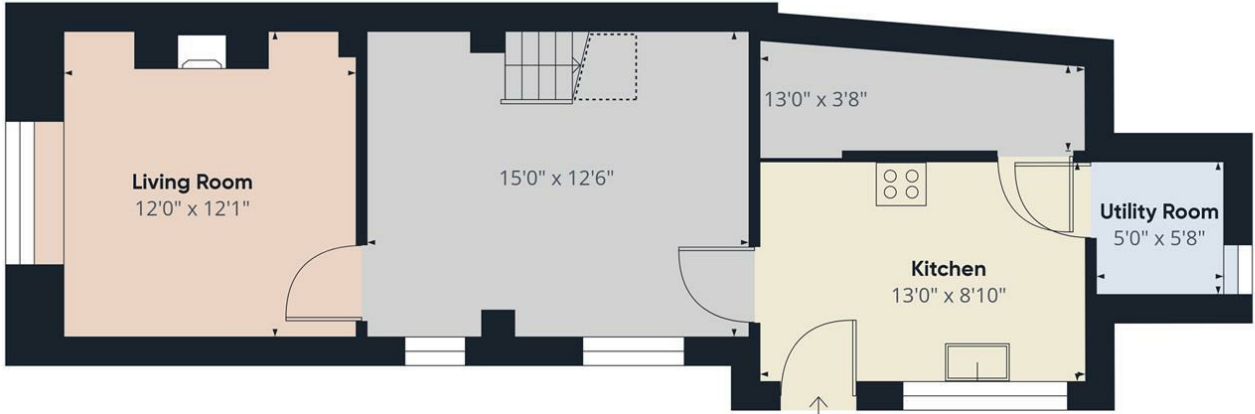
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

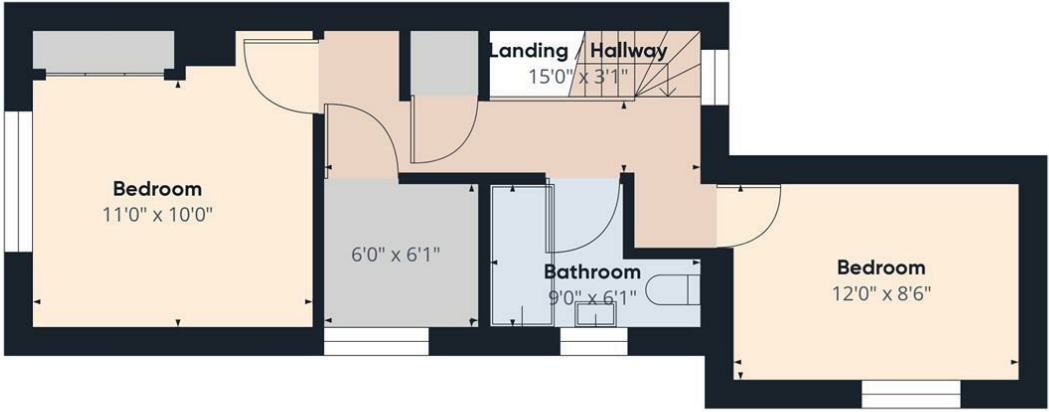






Floor 0

Approximate total area⁽¹⁾
916.98 ft²
Reduced headroom
11.52 ft²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Directions

Use the Postcode LN13 9HQ for directions to the property

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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		68	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

