



CHOICE PROPERTIES

Estate Agents

15 Finsbury Street,
Alford, LN13 9BH

Price £199,000



Choice Properties are pleased to offer for sale this three bedroom detached bungalow which is situated in the most pleasant and quiet residential position in Alford, conveniently placed for the town centre and local amenities. We highly recommend viewing this lovely home.

With the added advantage of Gas Central Heating and UPVC Double Glazing, this well laid out accommodation consists of :

Entrance Hall

Radiator. Power Points. Storage cupboard housing hot water cylinder.

Kitchen

10'7" x 9'8"

With fitted wall and base units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Space for cooker. Plumbing for washing machine. Radiator. Power Points. Partly Tiled. Side UPVC Entrance Door.

Lounge/Diner

9'7" x 21'2"

Serving hatch from kitchen. Radiators. Power Points. TV Aerial Point. Gas Fire.

Bedroom 1

10'10" x 11'2"

Radiator. Power Points.

Bedroom 2

10'10" x 9'8"

Radiator. Power Points.

Bedroom 3

9'0" x 8'0"

Radiator. Power Points.

Shower Room

6'04 x 5'05

3 piece suite consisting of corner shower, pedestal wash hand basin and push button flush WC.

Garage/Workshop

16'04 x 8'02

Up and over door. Power & lighting. Rear door to timber workshop lean-to providing access to the rear garden.

Garden

To the rear of the property is the garden which has been laid with patio slabs for ease of maintenance. A beautiful border of well established trees, shrubs and flowers sits at the back of the patio area. A side gate allows access to the front of the property which encloses a garden, laid to lawn and again features mature trees and shrubbery which makes this property very private and secure. The driveway leading up to the garage and side of the property allows for multiple vehicles.

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 D - Amount Payable for Council Tax Year 2021/22 £1,782.21

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

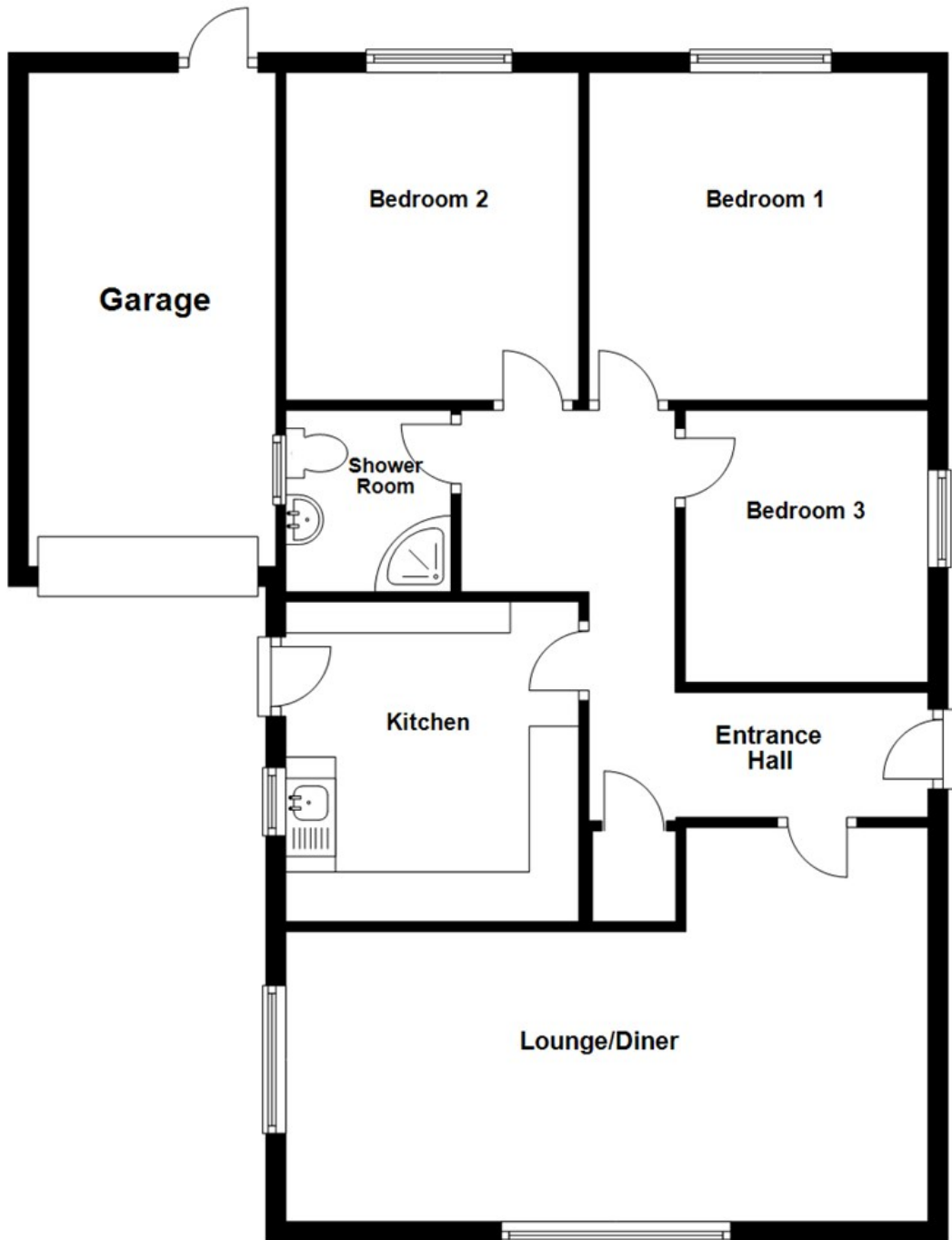
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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



Directions

From our Alford office head South along South Street. Just after you pass the Park (located on your right) turn left into Finsbury Street, number 15 can be found on your left hand side.

