



CHOICE PROPERTIES

Estate Agents

25 Bridgeways,
Alford, LN13 9DF

Offers Over £170,000



Choice Properties are delighted to bring to market this stunning two bedroom semi-detached house located on Bridgeways situated in the charming historic market town of Alford. The property benefits from a private, fully enclosed, easy to maintain garden and its own tarmac driveway and, on the interior, features a well proportioned kitchen, living room, sun room and family bathroom. Early viewing is highly advised.

With the additional benefit of gas central heating and UVPC double glazing throughout, the well presented internal living accommodation comprises:-

Kitchen

10'5 x 11'8

Fitted with wall and base units with work surfaces over. UVPC entrance door. Four ring electric hob with extractor hood over. One bowl stainless steel sink with drainer and mixer tap. Plumbing for washing machine. Part tiled walls. Consumer unit. Space for fridge freezer. Laminate flooring. UVPC window to front aspect. Power points. Radiator. Door to WC. Opening to:-

Living Room

15'5 x 11'5

Staircase to first floor landing. Two radiators. Power points. Tv aerial point. Telephone point. UVPC window to side aspect. Thermostat. Opening to:-

Sun Room

8'5 x 10'1

With large UVPC bifold doors leading to the garden. Laminate flooring. Velux Window. Power points. Radiator.

Downstairs WC

5'3 x 2'9

Fitted with a wall mounted corner wash hand basin with tiled splashback and mixer tap and a push flush w.c. Extractor. Laminate flooring. Radiator.

Landing

9'3 x 2'11

Over stair storage cupboard housing the combi boiler. Access to insulated loft. Power points.

Bedroom 1

9'2 x 11'5

With fitted wardrobe with sliding doors. Thermostat. UVPC window to rear aspect. Power points. Radiator.

Bedroom 2

7'0 x 11'5

Double UVPC windows to front aspect. Power points. Radiator.

Bathroom

8'11 x 4'11

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin set over vanity unit with mixer tap and tiled splashback, and a push flush w.c. Part tiled walls. Laminate flooring. Electric shaver point. Radiator. UVPC window to side aspect.

Garden

To the rear, the property benefits from a private, fully enclosed, part paved part laid to lawn garden. The garden boasts a patio area which provides seating which is situated underneath a pergola with a paved footpath leading you from the property across the lawned garden area to reach it. The rear garden faces south west allowing it to be a sun trap in the evenings.

Driveway

Tarmac driveway with parking space for up to two 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 A. Amount Payable 2024/25 - £1495.10

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

Opening Hours

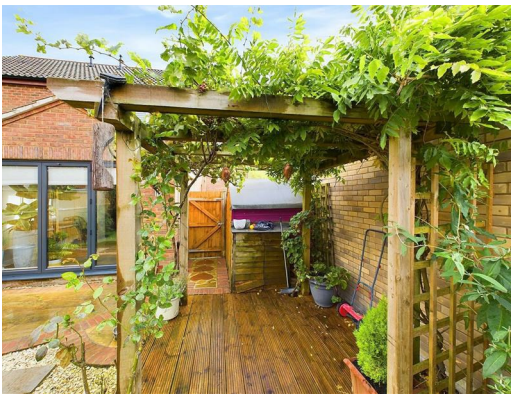
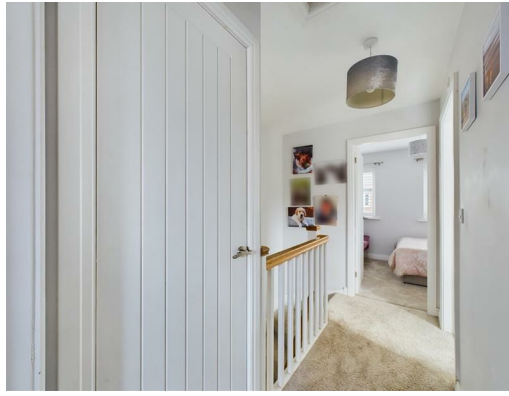
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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 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.

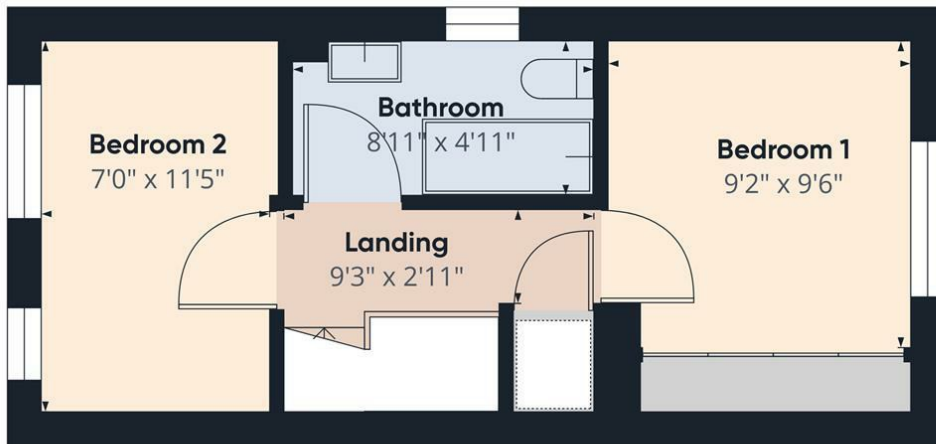








Floor 0



Floor 1

Approximate total area⁽¹⁾
647.45 ft²

Reduced headroom
10.44 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Alford office head south along south street for 800m and then turn right onto Bridgeways. Then, take your first right and follow the road round the corner and you will find 25 on your left hand side.

