



CHOICE PROPERTIES

Estate Agents

1 Chapel Street,
Alford, LN13 9DP

Price £189,950



Choice Properties are pleased to offer for sale this spacious three bedroom town house with two reception rooms, large basement and a courtyard garden. The property is located in a central position close to the shops, doctors, excellent schools and Alford's Manor House.

The property has the benefit of Gas central heating and UPVC double glazing. Internally the spacious well presented accommodation consists of :

Entrance door to:

Entrance Hall

16'5" x 3'9"

Staircase to the first floor landing. Radiator.

Lounge

15'2" x 13'0"

Open fire set in original fireplace. Radiator. Fitted storage cupboard. Centre lighting.

Dining Room

13'4" x 8'10"

Original feature fireplace. Radiator. Centre lighting.

Kitchen

8'6" x 15'0"

Fitted wall and base units with work surfaces over. Integrated electric oven and 5 ring gas hob. Sink unit and drainer with mixer taps. Plumbing for washing machine. Space for fridge. Radiator. Part tiled walls. Extractor fan. Cupboard housing the electric meter and consumer unit. Access door with steps down to the basement.

Utility

8'0" x 7'5"

Fitted wall units and work surfaces. Tiled floor. Plumbing for washing machine and dryer. Double opening 'French' doors leading out to the courtyard garden.

WC

8' x 3'4"

With w.c. and wash hand basin. Half tiled walls. Tiled floor. Gas combination boiler which supplies the central heating and hot water.

Basement

Steps down from the Kitchen. Full length of the property. Gas meter. Power and lighting.

Landing

Two fitted storage cupboards. Spot lighting. Smoke alarm. Access to the loft area.

Bedroom 1

15'8" x 13'3"

Radiator. Original feature fireplace.

Bedroom 2

13'5" x 10'0"

Radiator.

Bedroom 3

9'11" x 9'10" extending to 13' into wardrobe

Radiator. Fitted wardrobe.

Bathroom

11'6" x 8'

Spacious bathroom with white suite which consists of a shower bath with mixer shower and screen over, w.c. and twin wash hand basins set in vanity unit. Fully tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Radiator.

Courtyard Garden

To the rear of the property is a privately enclosed walled courtyard garden which is paved with pedestrian access gate.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

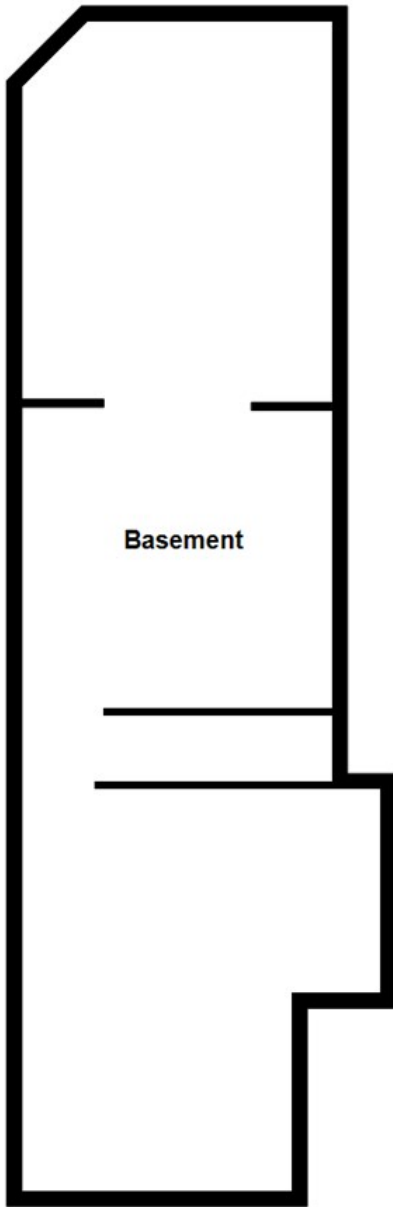
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

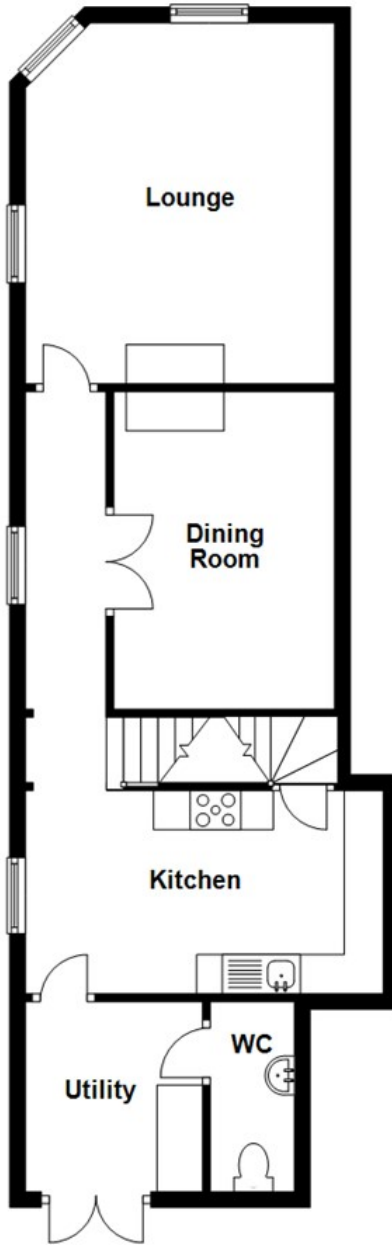




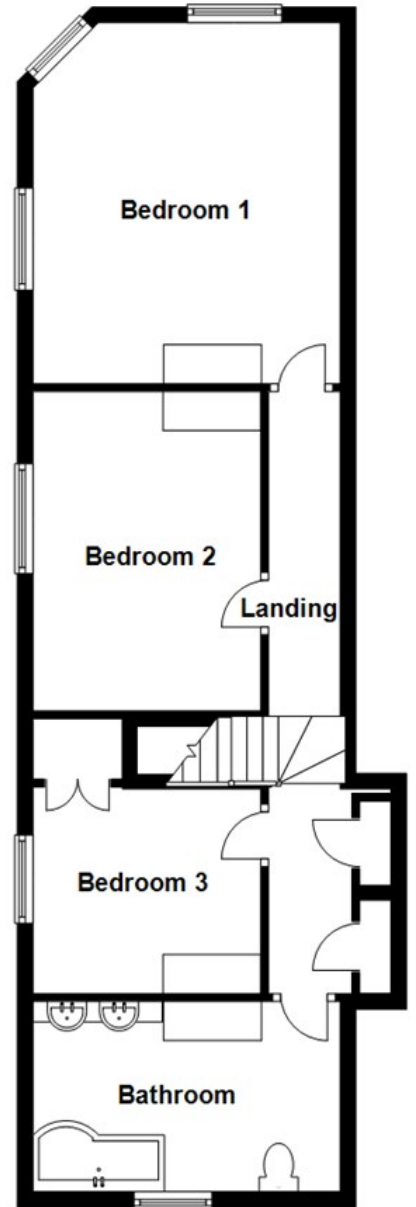
Basement



Ground Floor



First Floor



Directions

From our Alford office head North along south market place until you get to the junction with the church facing you. Take a left here and travel for around 100 metres where just after Hunts travel on your left hand side and 1 Chapel Street can be found opposite on the corner of Chapel Street/West Street.

