



CHOICE PROPERTIES

Estate Agents

12 Bourne Road,
Alford, LN13 9HX

Price £165,000



Choice Properties are delighted to offer for sale this well presented three bedroom semi-detached house, occupying an ideal position close to the local amenities and with easy access to the excellent local schools. This spacious accommodation offers generously proportioned rooms throughout and further benefits from well kept gardens to the rear. Early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this well presented accommodation comprises:

Hallway

3'10" x 4'11"

uPVC entrance door. Radiator. Storage cupboard.

Kitchen

8'6" x 6'5"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for washing machine and dishwasher, integrated oven and four ring gas hob with extractor over. Part tiled walls. Wall mounted gas boiler.

Dining Room

12'10" x 12'4"

Ample space for dining table and chairs. Radiator. TV aerial point. Stair case to the first floor landing.

Reception Room

10'10" x 12'3"

Light and airy reception room with bow window to the front. TV aerial point. Radiator.

Landing

Doors to:

Bedroom 1

10'10" x 12'3"

Spacious double bedroom. Radiator. Dressing area.

Bedroom 2

9'9" x 12'3"

Spacious double bedroom. Radiator. Door to:

Bedroom 3

12'9" x 6'6"

Accessed via bedroom 2. Radiator.

Bathroom

5'4" x 6'8"

Fitted with three piece bathroom suite comprising panelled bath tub with taps and shower over, hand wash basin and dual flush wc. Tiled walls. Spot lighting.

Garden

The property benefits from a privately enclosed garden to the rear, with timber fencing to the boundaries. The garden is laid mostly to lawn and features a paved patio area as well as useful brick built outbuilding/shed with power.

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

By appointment through Choice Properties on 01507 462277.

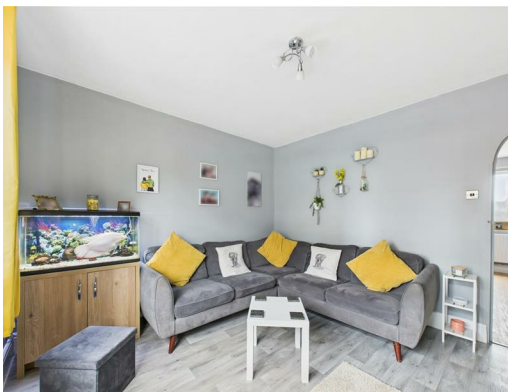
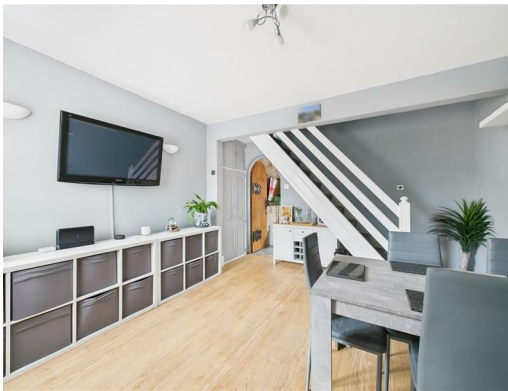
Opening Hours

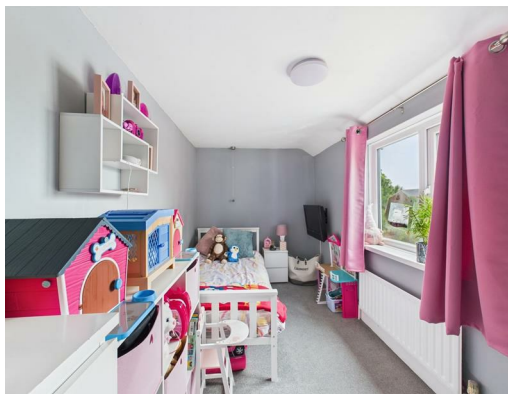
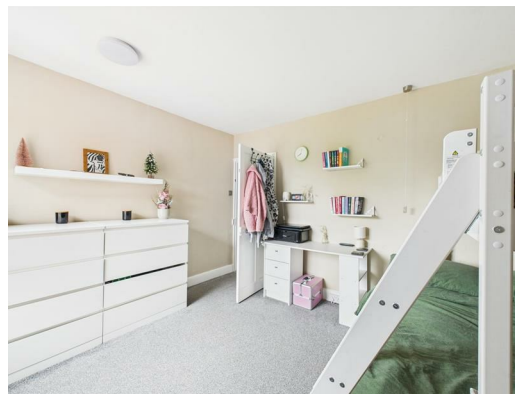
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾
765.74 ft²
Reduced headroom
11.91 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 East to the junction at the Church. Turn left onto High Street/West Street and take your fifth turn left into Bourne Road.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-60) D			(55-60) 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		

