



CHOICE PROPERTIES

Estate Agents

24 Staveley Road,
Alford, LN13 0PN

Price £240,000



Situated in a pleasant location in the charming historic market town of Alford, Choice Properties are delighted to present to you this most spacious link detached three bedroom bungalow with Conservatory & Garage. With the benefit of a modern fitted kitchen, we Highly Recommend Viewing this lovely home.

The well laid out internal accommodation which has the benefit of UPVC Double Glazing and Gas Central Heating comprises:-

Side Conservatory

UPVC Double Glazed with front and rear access doors. Power points. Two Dimplex wall heaters.

Kitchen/Diner

15'7" x 8'8"

UPVC Double Glazed Door. White wall and base units with work surfaces over. Stainless steel sink unit and drainer. Part tiled. Radiator. Plumbing for automatic washing machine. Electric Hob with extractor hood and eye level electric fan oven. Worcester Combi Boiler. Electric consumer unit. Power points. Cooker point.

Living Room

15'1" x 12'3"

Bay window to front. Coved ceiling. Radiator. T.V. aerial point. Time control switch for central heating.

Hall

Bedroom 1

12'9" x 8'8"

Radiator. Power points. UPVC Double glazed french doors to outside.

Bedroom 2

9'2" x 12'3"

Radiator. Power points.

Bedroom 3

10'0" x 8'7"

Radiator. Power points. Coved ceiling.

Bathroom

Fully tiled. White suite comprising of panelled bath with shower over, low level flush w.c. and wash hand basin set in vanity unit. Heated Towel Rail.

Driveway

With ample parking space.

Garage

With up and over door. Personal access door.

Gardens

To the front the property has been gravelled to provide extra car standing space. To the rear the garden is private and enclosed with patio area, lawned area and rubber chipped play area. Large summer house included in the sale.

Tenure

Freehold

Council Tax

According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

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

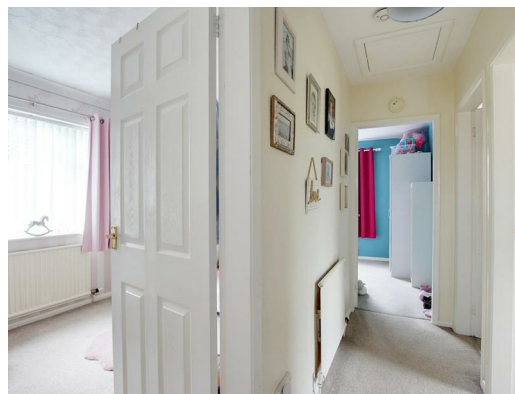
Saturday 9.00 a.m. to 3.00 p.m.

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.

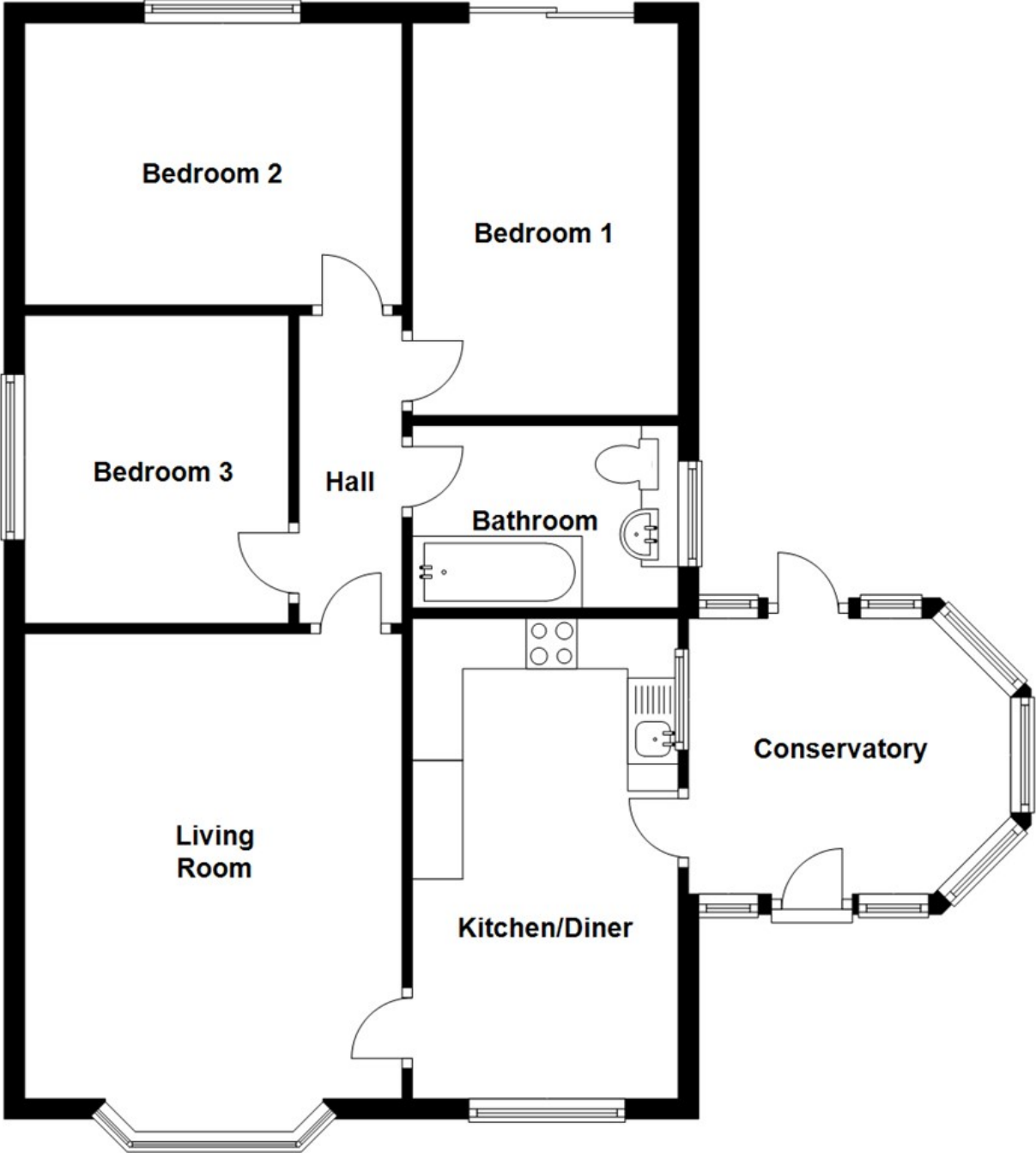
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Ground Floor



Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Then take the first right into Higgins Road and then first left into Staveley Road. No 24 can be found right at the bottom facing you.

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		86	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63		(55-68) D	59	
(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		

