



CHOICE PROPERTIES

Estate Agents

East Cottage Chapel Street,
Alford, LN13 9DP

Asking Price £125,000



Choice Properties are delighted to present this charming two bedroom semi-detached house, occupying an ideal position just moments away from local amenities and town centre. Providing potential to modernise throughout and offered with no onward chain, early viewing is certainly advised!

Benefitting from gas central heating throughout, this charming accommodation comprises:

Hallway

Front entrance door. Wall mounted electric consumer unit. Staircase to first floor landing. Radiator.

Reception Room

TV aerial point. 2 Radiators.

Kitchen

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, cooker point with extractor over, plumbing for washing machine. Part tiled walls. Wall mounted 'Ideal' combination boiler.

Landing

Doors to:

Bedroom 1

Radiator. Dual aspect windows.

Bedroom 2

Radiator.

Bathroom

Three piece bathroom suite comprising panelled bath tub with electric shower over, hand wash basin and wc. Part tiled walls. Radiator.

Driveway

Off road parking.

Front Courtyard Garden

Courtyard garden to the front of the property with hedges to the boundaries and a useful timber shed.

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

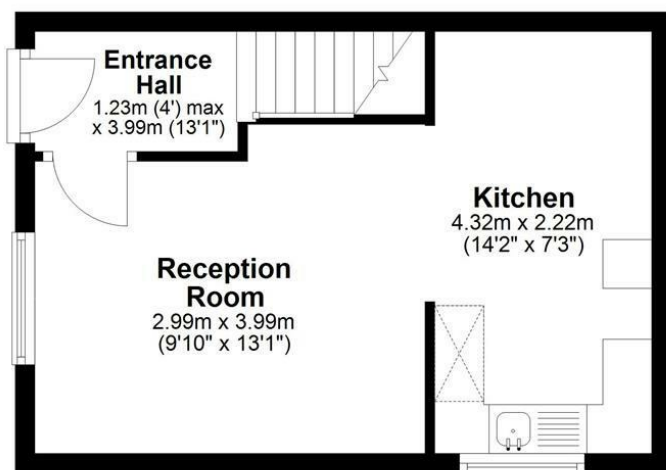
Making an Offer

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.

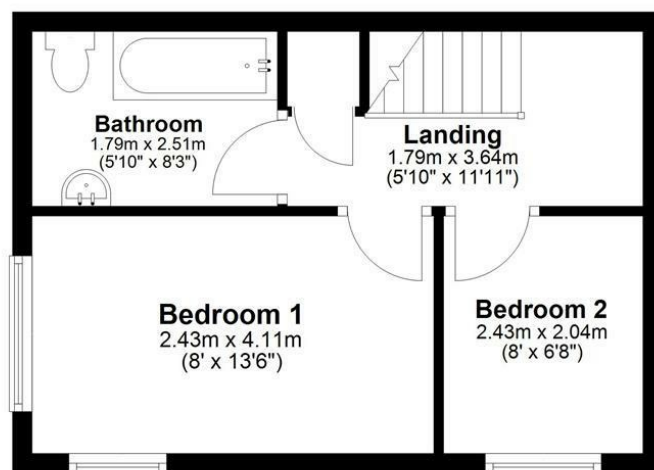
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



Ground Floor



First Floor



Directions

From our Alford office head towards the church then turn left onto High Street/West Street. After the zebra crossing take your first right into Chapel Street. The property can then be found on your left hand side a short way up the 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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	54		(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		

