



**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,

Horn castle,

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

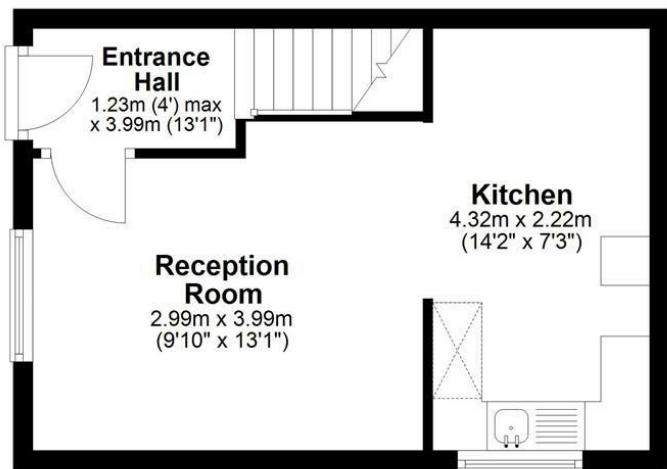
Making an Offer

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.

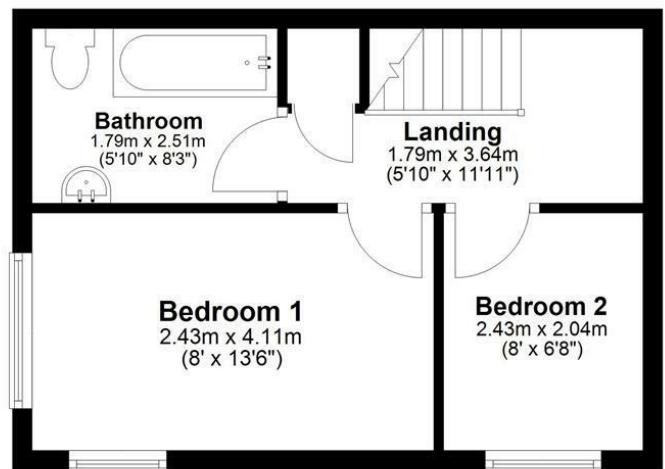
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Ground Floor



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.

