



CHOICE PROPERTIES

Estate Agents

79 South Street,
Alford, LN13 9AR

Price £125,000



Choice Properties are delighted to offer for sale this immaculate end terrace house, occupying a pleasant position in the historic market town of Alford. Offering two bedrooms, off road parking and a private garden, early viewing is certainly advised!

Benefitting from Gas Fired Central Heating and UPVC Double Glazing the well laid out internal accommodation consists of:-

Reception Room

11'3" x 11'0"

Front uPVC entrance door. TV aerial point. Radiator.

Kitchen

9'1" x 8'1"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integrated oven and four ring induction hob with extractor over, plumbing for washing machine. Space for freestanding fridge/freezer. Under stairs storage cupboard with radiator, housing the electric consumer unit. Tiled flooring and walls. Spot lighting. Cupboard housing the wall mounted 'Viessmann' combination boiler. Staircase to the first floor landing.

First Floor Landing

5'4" x 2'6"

Doors to:

Bedroom 1

10'10" x 7'3"

Double bedroom. Radiator.

Bedroom 2

9'0" x 7'10"

Radiator.

Shower Room

3'8" x 8'1"

Fitted with white three piece suite comprising walk-in shower, basin with mixer tap and dual flush wax. Tiled walls. Spot lighting. Radiator.

Garden

To the rear of the property is a private enclosed garden laid mainly to lawn. A raised patio provides a perfect sunny, outdoor entertaining space. The property also features a brick built store with power which is ideal for many uses.

Driveway

Gravelled driveway to the front of the property.

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

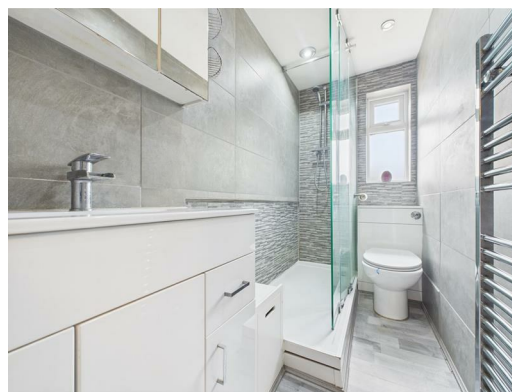
Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

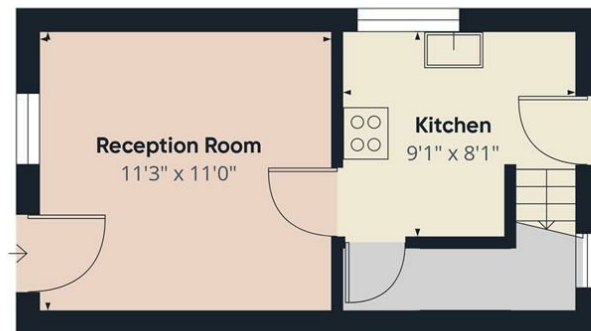
Making an Offer

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. 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⁾
414 ft²
Reduced headroom
10 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.

GIRAFFE360

Directions

From our Alford office head South along South Street and number 79 can be found on the left hand side just before the left hand turn to Farlesthorne 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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

