



# CHOICE PROPERTIES

## *Estate Agents*

24 Caroline Street,  
Alford, LN13 9BW

Reduced To £139,500



**\*\*MOTIVATED SELLERS\*** Choice Properties are delighted to present this stunning two bedroom end terrace house, occupying an ideal position just moments away from the town centre and local amenities in the historic market town of Alford. Early viewing is certainly advised to appreciate the beautiful finish this property offers throughout.

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

### **Kitchen**

uPVC entrance door. Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor over, space for freestanding fridge/freezer, spot lighting, radiator. Part tiled walls.

### **Reception Room**

Light and airy reception room. Fireplace set in feature surround with wooden mantle. TV aerial point. Radiator.

### **Landing**

Loft access. Doors to:

### **Bedroom 1**

Spacious double bedroom with radiator and built in wardrobes/cupboards.

### **Bedroom 2**

Spacious double bedroom with radiator.

### **Bathroom**

Fitted with white three piece suite comprising panelled bath tub with taps and mains fed shower over, hand wash basin and wc. Spot lighting. Part tiled walls. Radiator.

### **Garden**

The property benefits from a well kept, low maintenance garden to the rear with brick built outbuilding/shed.

### **Driveway**

Driveway providing off road parking.

### **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](http://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**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

### **Opening Hours**

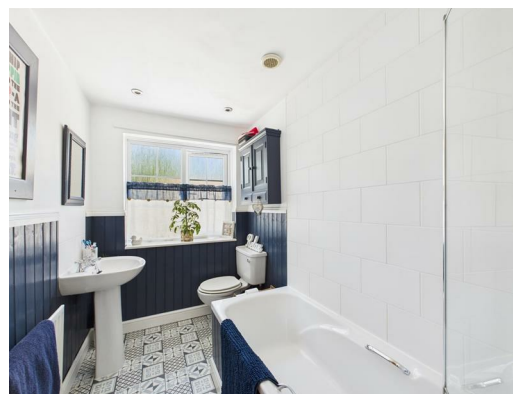
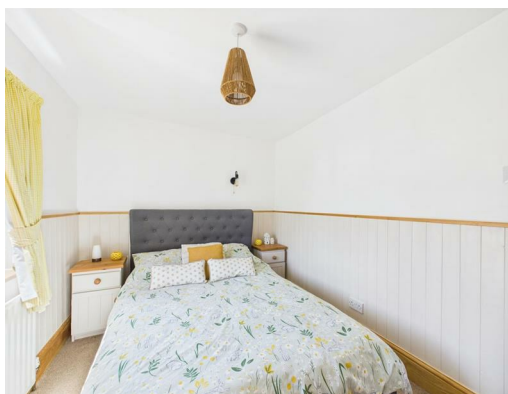
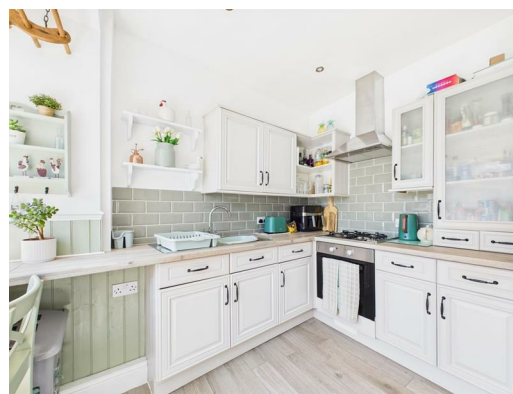
Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Making an Offer**

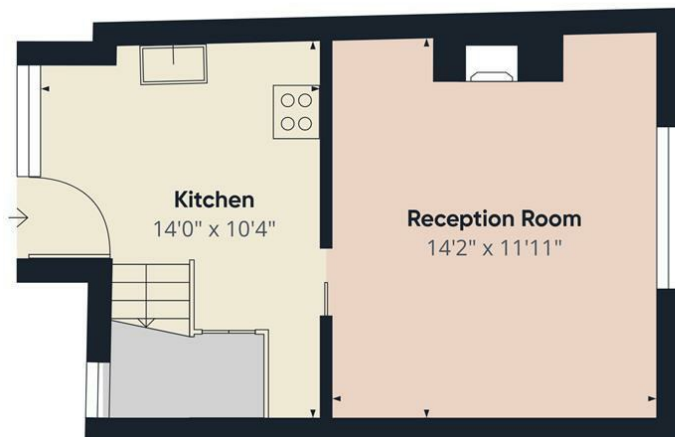
If you are interested in making an offer on this property please have a chat with us and

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.

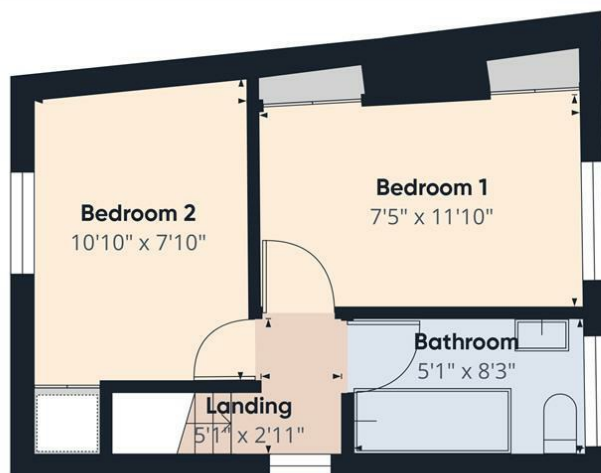
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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<sup>(1)</sup>  
537 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

From our Alford office head South on South Market Place and take your first left turning onto Caroline Street. Number 24 can then be found on your right hand side.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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