



CHOICE PROPERTIES

Estate Agents

12 West Street,
Alford, LN13 9DG

Price £150,000



Choice Properties are delighted to offer for sale this spacious two bedroom town house with large living room, kitchen and dining room, an easily maintainable garden. The property is located in a central position close to all amenities the Historic market town of Alford has to offer. Spanning over 2 floors, you will want to view this superb home at your earliest convenience.

The property has the benefit of Gas Central Heating and UPVC Double Glazing. Internally the spacious well presented accommodation consists of :

Hallway

3'7" x 9'8"

Front entrance door. Radiator. Doors to:

Reception Room

15'0" x 13'10"

Light and airy reception room with fireplace set in feature surround. Radiator.

Kitchen

7'11" x 18'5"

Fitted with wall and base units with work surfaces over, integral oven and four ring gas hob with extractor over, 1.5 bowl ceramic sink unit and drainer with mixer tap, plumbing for a washing machine, space for freestanding fridge/freezer. Radiator. Part tiled walls. Tiled flooring.

Dining Room

15'5" x 14'0"

Ample space for dining table. Staircase to the first floor landing. Radiator.

Landing

3'1" x 2'11"

Doors to:

Bedroom 1

19'4" x 13'11"

Spacious and bright double bedroom with two windows to the front. Radiator.

Bedroom 2

8'4" x 10'7"

With built in cupboards.

Bathroom

6'3" x 13'10"

Fitted with white four piece bathroom suite comprising roll top bath tub, shower enclosure with mains fed shower over, hand wash basin and wc. Radiator.

Garden

To the rear of the property is a privately enclosed garden laid mostly to lawn which further benefits from a useful timber summer house.

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

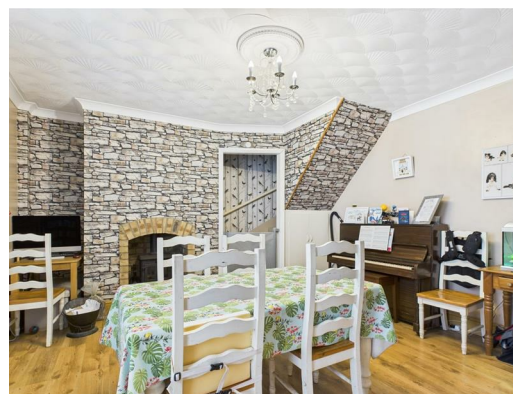
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

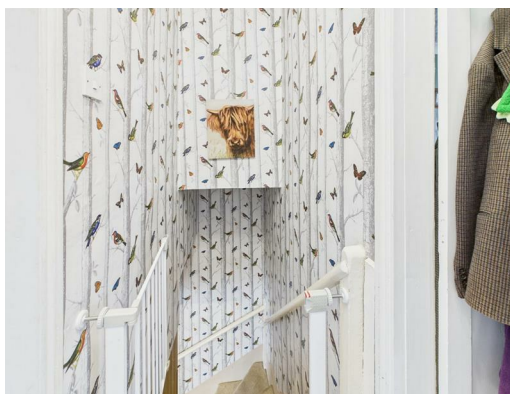
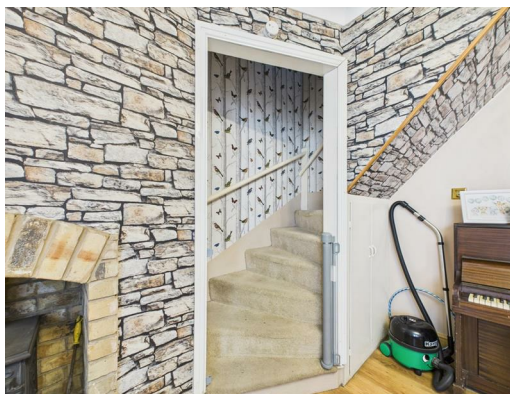
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Additional notes

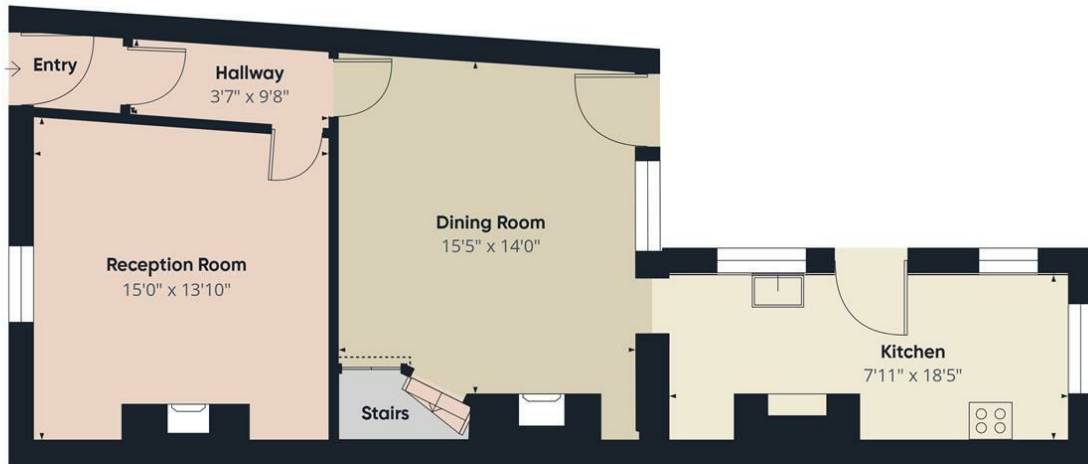
free on street parking right outside, also a short walk from both the market square and library carpark which are also both free.

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⁾

1082 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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 towards the Church and turn left onto West Street. Continue along this road until you find number 12 on your left hand side.

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		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

