CHOICE PROPERTIES

Estate Agents

34 Coles Avenue, Alford, LN13 0AH

Reduced To £264,000



Choice Properties are delighted to offer for sale this spacious detached bungalow, providing flexible accommodation to suit a variety of needs. Ideally situated in the popular town of Alford, the property enjoys convenient access to local shops, bus services, and healthcare facilities. Offered to the market chain free, the accommodation comprises an enclosed porch, entrance hall, separate W.C., fitted kitchen, lounge, dining room, conservatory, and a study/third bedroom. A large inner hall leads to two generous double bedrooms and a spacious bathroom fitted with both a separate bath and shower cubicle. Externally, the property benefits from well-maintained gardens, a garage, and a driveway providing off-road parking. Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

Spacious accommodation comprising :

Enclosed Porch
Double glazed porch with double glazed door to:

Entrance Hall
Radiator, access to:

Separate W.C
Obscure double glazed window, low level w.c.

Kitchen
12'3 x 8'9
Double glazed window, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, part tiled walls, radiator.

Inner Hall
Three built in storage cupboards, airing cupboard, access to garage.

Lounge
20'9 x 13'8
Double glazed windows to rear and side, feature fire place, two radiators.

Dining Room
13'6 x 9'11
Double glazed window to rear, obscure double glazed door to conservatory, radiator.

Conservatory
9'2 x 7'10
Double glazed French doors opening to garden.

Office / Utility / Bedroom Three
7'9 x 7'8
Double glazed window, wall mounted boiler.

Bedroom One
15'8 x 10'9
Double glazed window to side and front, built in wardrobes, radiator.

Bedroom Two
12'8 x 11'9
Double glazed window, built in wardrobes, radiator.

Bathroom
Obscure double glazed window, white suite comprising low level w.c, corner bath with mixer tap, tiled shower cubicle, pedestal wash hand basin with mixer tap, tiled walls, radiator.

Gardens
Mainly laid to lawn, flowers, trees and shrubs, side access, fenced and walled surround.

Garage
19'9 x 11'9
Electric up and over door, window to side, internal access, power, plumbing and light.

Driveway
Leading to garage, providing off road parking space.

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 D

Tenure
Freehold

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.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277

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.
















Approximate total area(1)

1587 ft²

(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

Exit Choice Properties office in Alford to the left, at the junction turn left onto High Street, continue along the road and turn right into Tothby Lane, take the first left into Coles Avenue where the property can be found.







