CHOICE PROPERTIES
Estate Agents

113 Christopher Road, Alford, LN13 0AB

Reduced To £179,950

REDUCED FOR A QUICK SALE - OPEN TO OFFERS Choice Properties are delighted to offer this modern and well presented three bedroom semi detached house. Perfectly located in Alford giving good access to local schools, healthcare services, public transport, shops and restaurants. Spacious accommodation comprising enclosed porch, entrance hall, kitchen, lounge, dining room, conservatory, bathroom, separate W.C, landing giving access to main bedroom with walk-in wardrobe and two further bedrooms. The property also benefits from double glazed windows, gas central heating system, gardens and gated driveway. An internal viewing is highly recommended.

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
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Modern and well presented with accommodation comprising :

Enclosed Porch
Double glazed doors to front and rear, double glazed windows, door to:

Entrance Hall
Stairs to first floor landing.

Kitchen
11'9 x 10'4
Double glazed bay window to front, range of eye level and base units, one and half bowl sink with mixer tap and drainer, space for appliances, wall mounted boiler, under stairs storage cupboard, radiator.

Lounge
15'9 x 9'9
Double glazed window to side, feature wood burner, radiator, open plan to dining room.

Dining Room
10'2 x 8'10
Double glazed French doors to side and rear, open plan to lounge.

Conservatory
10'1 x 9'11
Double glazed conservatory with double glazed French doors to rear opening to garden, wooden shutters, electric radiator.

Bathroom
Obscure double glazed window to front, white suite comprising vanity wash hand basin, freestanding bath with centre mixer tap and shower attachment, shower fitted above bath, tiled walls, tiled floor, heated towel rail.

Separate W.C
Obscure double glazed window to side, low level W.C, tiled floor.

Landing
Loft hatch, radiator.

Bedroom One
10'11 x 9'2
Double glazed window to rear, walk-in wardrobe, radiator.

Bedroom Two
14'4 x 7'8
Double glazed window to front and side, built in storage cupboard, radiator.

Bedroom Three
8'2 x 7'9
Double glazed window to front, radiator.

Garden
Mainly laid to lawn, decked area, flowers and shrubs.

Driveway
Gated driveway providing off road parking space.

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

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

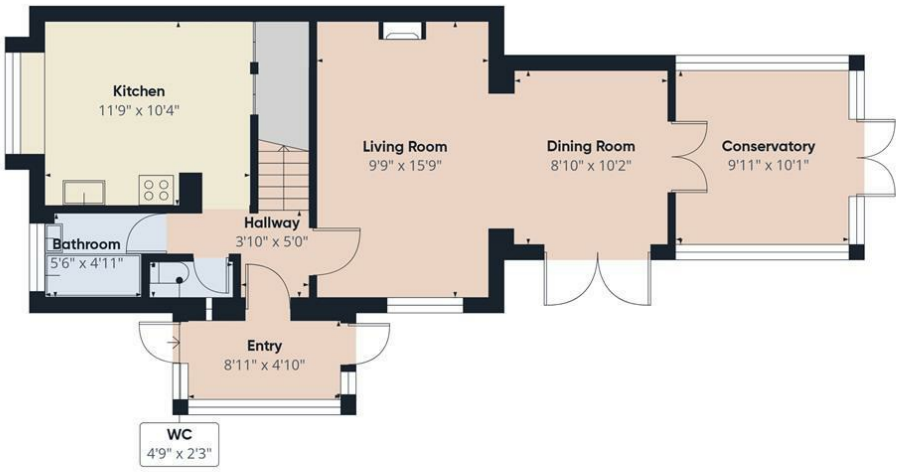
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.

TODAY
BRIGHT



Floor 0

Floor 1

Approximate total area(1)

985 ft²

Reduced headroom

20 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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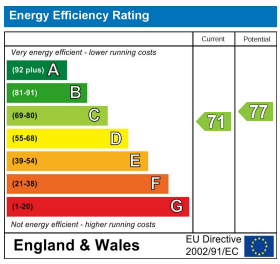
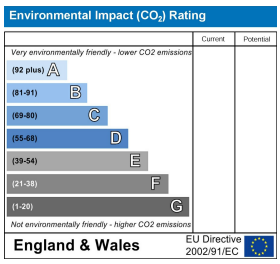
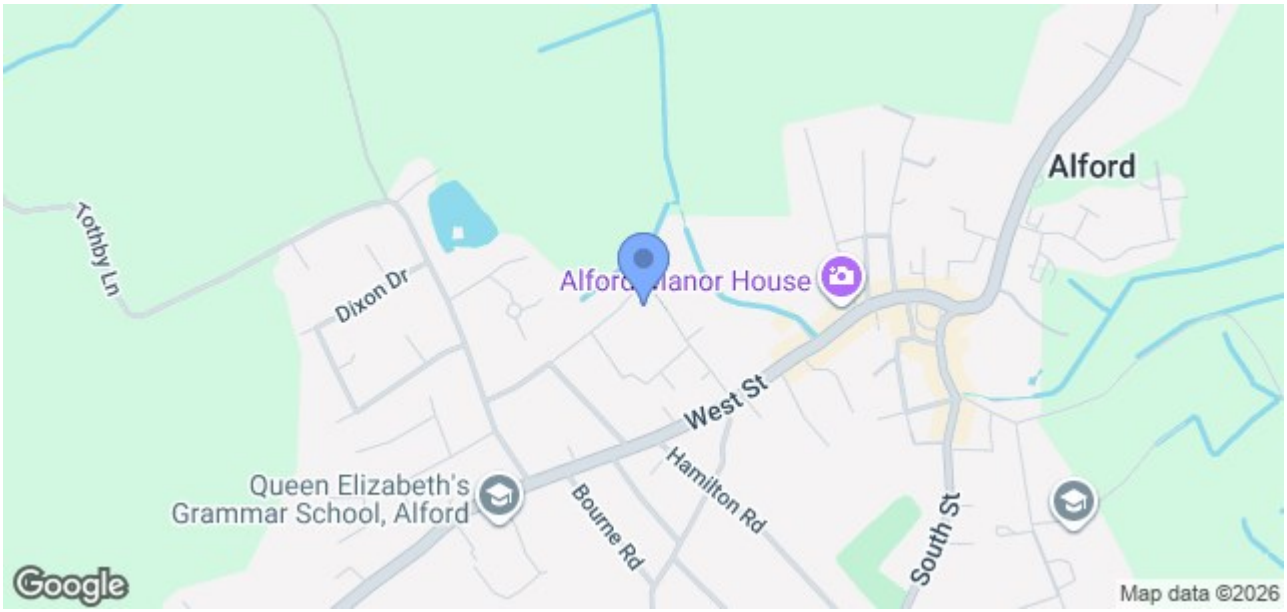
Directions

Exit the office in Alford to the left, turn left onto West Street, turn right into Dashwood Road, at the end turn right where the property can be found.