



CHOICE PROPERTIES

Estate Agents

57A Bridgeways,
Alford, LN13 9DF

Asking Price £174,950



Choice Properties are delighted to offer this modern and well presented two bedroom semi detached house. Ideally located on the popular modern Bridgeways development giving good access to Alford town, parks, healthcare services, schools and public transport. Accommodation comprising kitchen, lounge, cloakroom, landing, two good size bedrooms and bathroom. The property also benefits from gardens to front and rear and two allocated parking spaces. An internal viewing is highly recommended. Offered to the market chain free. More details to follow....

Modern and well presented two bedroom semi detached house with accommodation comprising :

Entrance

Front door to:

Kitchen

Double glazed window to front, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in microwave oven, space for appliances, part tiled walls, radiator.

Lounge

Double glazed windows to rear, double glazed French doors to rear opening to garden, radiator.

Cloakroom

White suite comprising low level W.C, wash hand basin with tiled splash back, radiator.

Landing

Airing cupboard, loft hatch.

Bedroom One

Two double glazed windows to rear, built in wardrobes, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, part tiled walls, radiator.

Garden

Laid to stone, fenced surround.

Two Allocated Parking Spaces

Situated 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

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

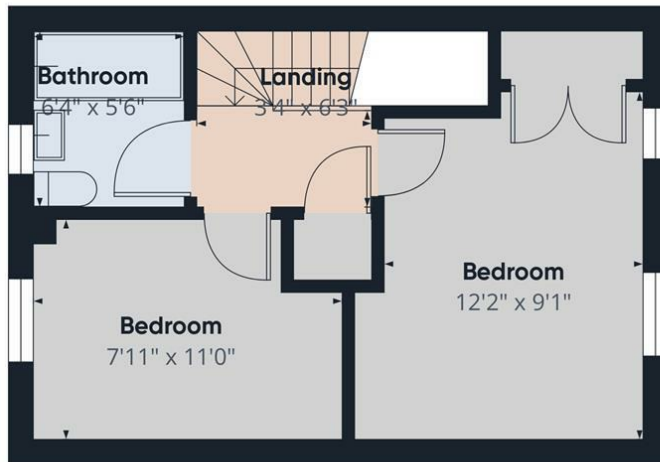
Contact Choice Properties on 01507 462277

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Floor 0



Floor 1



Approximate total area⁽¹⁾

589 ft²

Reduced headroom

10 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.

GIRAFFE360

Directions

Exit the office to the right, continue along the road and Bridgeways can be found on the right hand side.

