CHOICE PROPERTIES
Estate Agents

21 West Street, Alford, LN13 9DG

Offers Over £180,000

Choice Properties are delighted to bring to market this stunning three bedroom mid terraced town house situated on West Street located in the heart of the historic market town of Alford. The property has been beautifully refurbished whilst retaining much of it authentic charm and internally features three bedrooms, four reception rooms, a kitchen, a dining room, a utility room, a downstairs wc, a large family bathroom, and a dressing room. To the exterior, the property boasts two courtyard style gardens and an outdoor storage area. Early Viewing Is Highly Advised. Offered to the market Chain Free.

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The Property Ombudsman
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With the additional benefit of gas fired central and double glazed windows throughout the majority of the property, the beautifully presented internal living accommodation comprises:-

Music / Study Room
12'6 x 12'11
With hardwood entrance door and original bay window to front. Terrazzo flooring. Consumer unit. Box unit housing meters. Inset spot lighting. Internal door to sitting room.

Sitting Room
12'4 x 11'10
Staircase leading to first floor landing. Under stairs storage cupboard. Terrazzo flooring. Radiator. Power points. Telephone point. Cottage style door to rear hallway. Double opening doors to courtyard.

Utility Room
9'10 x 4'10
Fitted with wall and base units with work surfaces over. Beamed ceilings. Edwardian clothes airer. Radiator. Integrated fridge freezer. Integrated tumble dryer. Door to wc. Door to kitchen.

Kitchen
9'3 x 10'1
Fitted with a range of base and drawer units with work surfaces over. Part tiled walls. Belfast sink fitted with brass single taps. Large range 'SMEG' cooker with feature extractor hood over. Integrated dishwasher. Integrated washing machine. Tiled flooring. Beamed ceilings. Power points. Opening to dining room.

Dining Room
8'11 x 11'4
Spacious dining room with tiled flooring and double opening doors to the rear garden. Skylight. Radiator. Power points. Space for large dining table. Beamed ceilings.

Downstairs WC
2'10 x 5'8
Fitted with a push flush wc and a wall mounted wash hand basin with brass mixer tap.

Landing
6'1 x 5'7
Staircase leading to second floor landing. Internal doors to all first floor rooms. Hardwood flooring. Velux window.

Living Room
11'9 x 12'11
Fitted with a feature fireplace. Two large double glazed sash windows to front aspect. Hardwood flooring. Two alcoves providing a bar and a library area. Radiator. Power points. Telephone point. Tv aerial point.

Bedroom 1
9'6 x 9'11
Double bedroom with uPVC sash window to rear aspect. Hardwood flooring. Radiator. Power points.

Dressing Room
Fitted with open wardrobes. Power points. Window to side aspect.

Bathroom
9'2 x 11'8
Fitted with a four piece suite comprising of a large shower cubicle with rainfall shower attachment, a free standing bath with brass single taps, a low level wc, and a large wash hand basin set over vanity unit with single taps. Hardwood flooring. Velux window. Frosted window to rear aspect.

2nd Floor Landing
4'10 x 3'0
Internal cottage style doors to all second floor rooms.

Bedroom 2
6'10 x 13'1
Double bedroom with a plethora of fitted open wardrobe space. Beamed ceilings. sash window to front aspect. Radiator. Power points. Hardwood flooring.

Bedroom 3
7'7 x 9'7
Double bedroom with large sash window to front aspect. Radiator. Power points. Beamed ceilings.

Garden
10'3 x 9'2
To the very rear of the property there is a courtyard style garden with decking to the floor and brick walls to the perimeter. The garden is south facing creating a perfect little sun trap and providing the perfect place for outdoor seating.

Courtyard
The property benefits from a further courtyard which again is south facing. This courtyard is currently home to a small garden shed and outdoor tables and chairs.

Outdoor Storage
Adjacent to the property is a timber door that leads to private alleyway that belongs to the property. This area is currently used as a covered exterior storage 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.

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

Opening hours
Mon to Fri - 9am till 5pm
Sat - 9am till 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.

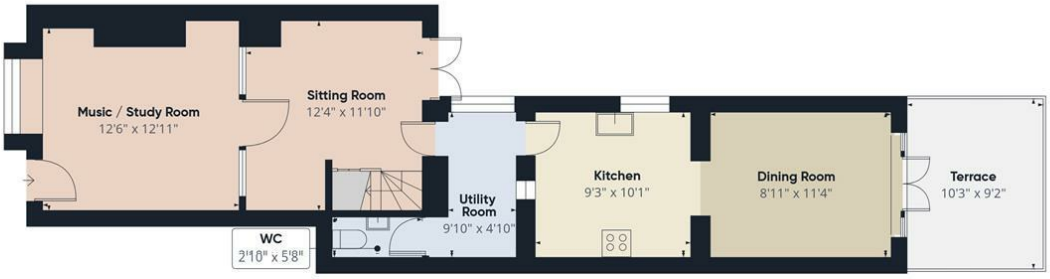
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.

WELCOME

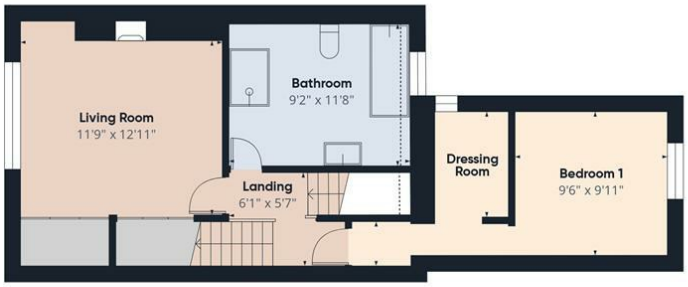
LAUNDRY ROOM

WASHROOM

FOR SALE



Floor 0



Floor 1

Floor 2

Approximate total area(1)

1252 ft²

Balconies and terraces

91 ft²

Reduced headroom

6 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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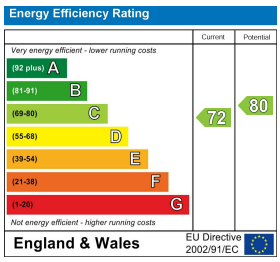
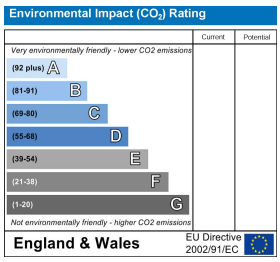
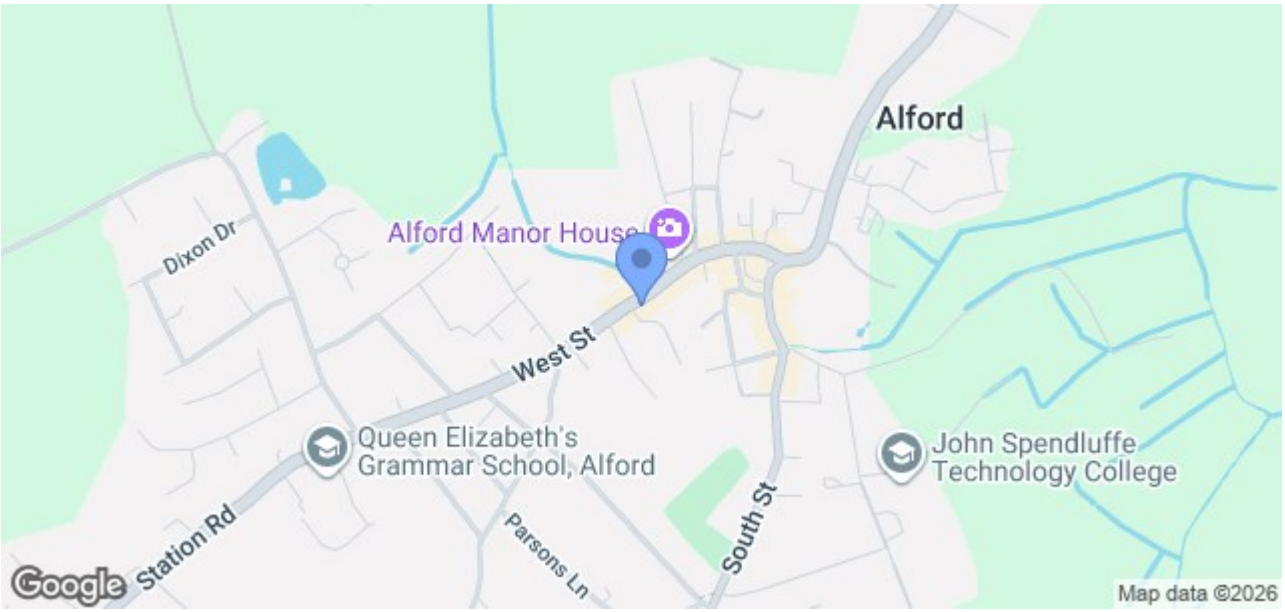
Directions

From our Alford Office head north towards the church. At the junction in front of the church turn left onto West Street. Continue on this road for 200m and you will find the property on your left hand side.