CHOICE PROPERTIES

Estate Agents

# 13 Wallaces Yard, Alford, LN13 9DD

## Reduced To £181,000



Choice Properties are delighted to offer for sale this modern and well-presented two-bedroom terraced home, ideally situated in a sought-after residential area of Alford. The property is conveniently located within easy reach of local shops, healthcare facilities, public transport links, highly regarded schools, and nearby parks. The accommodation briefly comprises a welcoming lounge, spacious kitchen/dining room, cloakroom, two well-proportioned bedrooms, and a family bathroom accessed from the first-floor landing. Externally, the property benefits from attractive gardens and a private driveway providing off-road parking.

Early viewing is highly recommended to fully appreciate the quality, location, and accommodation on offer.

Modern and well presented with accommodation comprising :

**Entrance**
Door to:

**Lounge**
15'11x 12'7
Double glazed window to front, stairs to first floor landing, radiator.

**Kitchen / Dining Room**
12'5 x 8'6
Double glazed window to rear, double glazed door to rear opening to rear garden, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, tiled floor, radiator.

**Cloakroom**
White suite comprising low level W.C, pedestal wash hand basin with mixer tap and tiled splash back, tiled floor, radiator.

**Landing**
Loft hatch, radiator.

**Bedroom One**
12'6 x 10'2
Two double glazed windows to front, built in wardrobes, built in storage cupboard, radiator.

**Bedroom Two**
12'6 x 8'10
Double glazed window to rear, views over farmlands, radiator.

**Bathroom**
White suite comprising low level W.C, wash hand basin with mixer tap and cupboard below, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, part tiled walls, heated towel rail.

**Garden**
Easy maintenance, patio area, decorative stones, side access, fenced surround.

**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

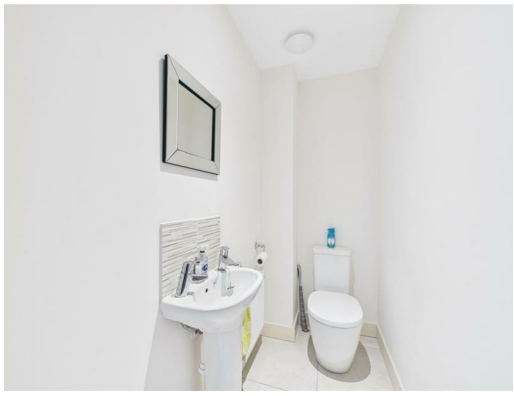
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Home







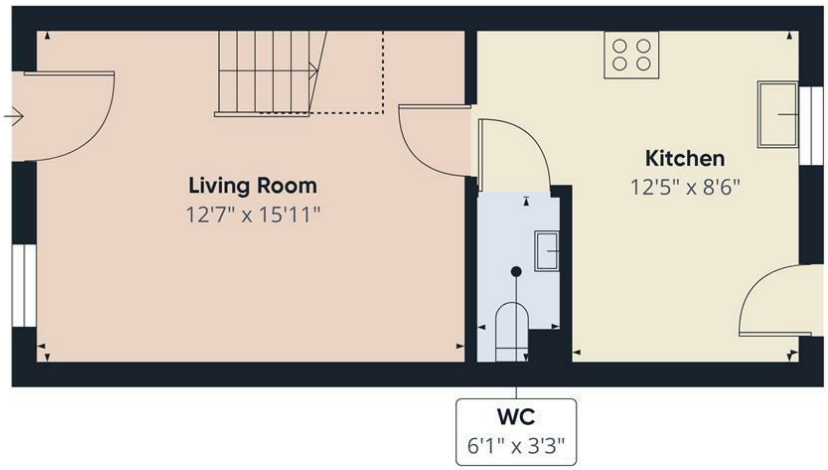




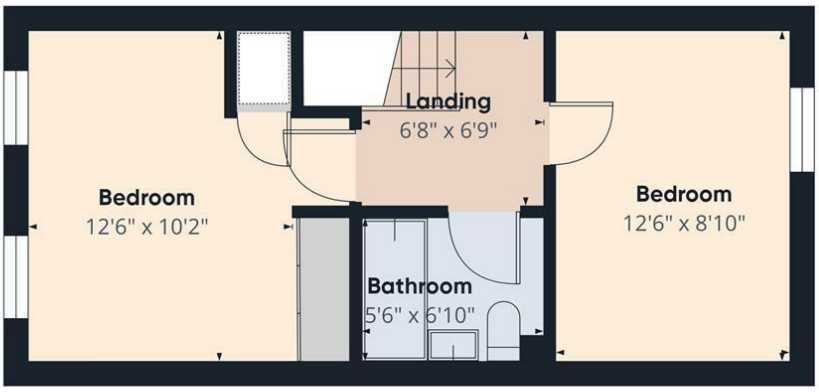







Floor 0




Floor 1

**Approximate total area**(1)

673 ft²

**Reduced headroom**

13 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 to the left, turn left into High Street, continue along until you find Wallaces Yard on the right hand side where the property can be found.

