CHOICE PROPERTIES

Estate Agents

19 Christopher Road, Alford, LN13 0AB

Reduced To £135,000

Choice Properties are delighted to present this well-maintained two-bedroom end-terrace home, ideally situated in the popular market town of Alford. Conveniently located within easy reach of local shops, schools, parks, healthcare facilities, and public transport links, the property is perfectly suited to a range of buyers. The accommodation comprises an entrance hall, spacious lounge/dining room, fitted kitchen/breakfast room, cloakroom, and a first-floor landing providing access to two generously sized bedrooms and a family bathroom. Further benefits include a gas central heating system and attractive gardens. Offered to the market with no onward chain, early internal viewing is highly recommended to fully appreciate all that this property has to offer.

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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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Perfect first time buy or investment, accommodation comprising :

Entrance Hall
Stairs to first floor landing, double glazed door to front.

Lounge / Dining Room
21' x 11'2
Double glazed window to front and side, under stairs storage space, two radiators.

Kitchen / Breakfast Room
14'2 x 7'10
Double glazed window to rear, double glazed window to side, double glazed door to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls.

Cloakroom W.C
Obscure window to rear, white suite comprising low level W.C, wash hand basin with mixer tap.

Landing
Access to:

Bedroom One
11'2 x 10'11
Double glazed window to front, radiator.

Bedroom Two
9'6 x 8'7
Double glazed window to rear, radiator.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, tiled shower cubicle, heated towel rail.

Garden
Lawned area, decked area, shrubs, walled and fenced surround, shingle, pathway.

Tenure
Freehold

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth’s Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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.

RUSH·EZE

Floor 0

Floor 1

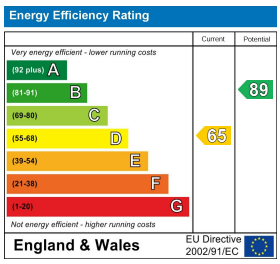
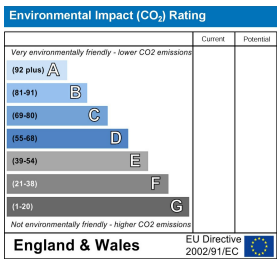
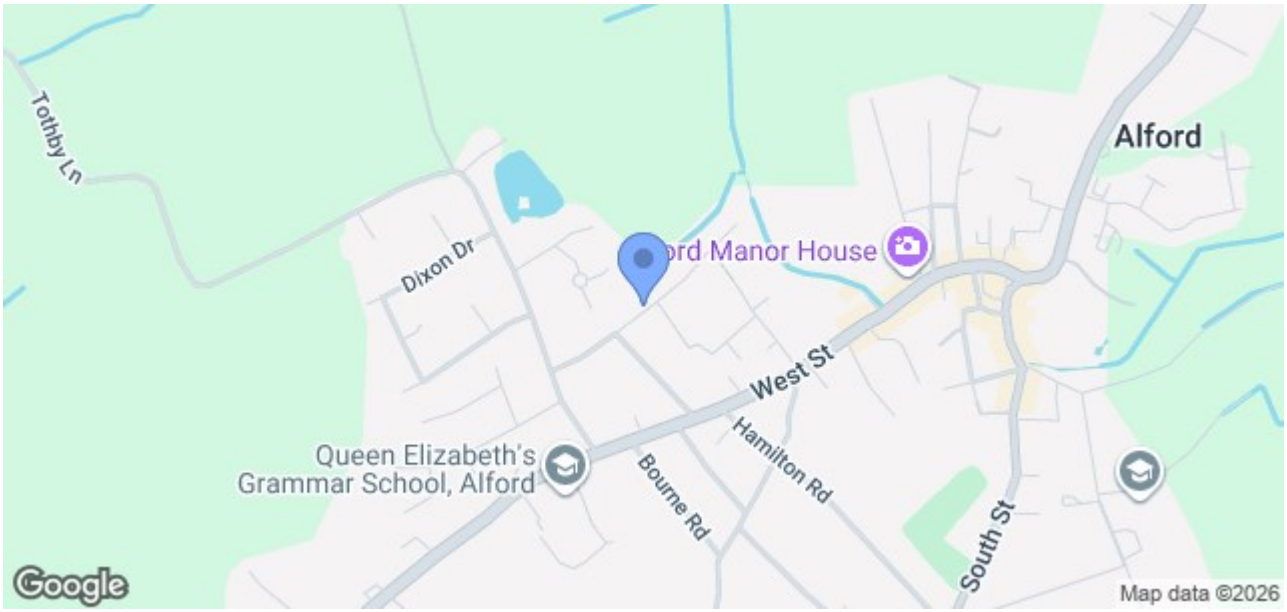
Approximate total area(1)

697 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.

GIRAFFE360

Directions

Exit the office to the right, turn right into Hamilton Road, turn right at the end onto West Street, Turn left into Dashwood and Christopher Road can be found.