



# CHOICE PROPERTIES

## *Estate Agents*

1 Old Drill Hall South Street,  
Alford, LN13 9AQ

Asking Price £134,500



Choice Properties are delighted to offer for sale this most bespoke attractive home. Offering 2 bedrooms and spacious light and airy open plan living accommodation this super property is centrally located in the charming historic market town of Alford and ideally placed for all local facilities. With No Upper Chain we highly recommend viewing this fabulous house. The property is currently used as an Airbnb so has potential to be an income stream.

The well laid out internal accommodation has the benefit of Gas Central Heating and Sealed Unit Double Glazing and comprises:-

### **Entrance Porch**

With front access door with windows to each side.

### **Entrance Hallway**

With staircase to first floor living space.

### **Open Plan Kitchen/Diner/Lounge**

The staircase leads up to the spacious airy, light filled living space with open plan kitchen and lounge/diner. The kitchen area features ample wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Electric oven and hob with extractor hood over. Plumbing for automatic washing machine. Combi Gas Boiler which supplies central heating and hot water. Radiator. Power points. The lounge area features a radiator, power point and sky light windows.

### **Bedroom 1**

Radiator. Power points.

### **Bedroom 2**

Radiator. Power points..

### **Bathroom & w.c.**

With three piece bathroom suite which consists of panelled bath with electric shower over, push button flush w.c. and wash hand basin. Part tiled walls. Extractor fan.

### **Allocated Parking Space**

### **Allocated Refuse Area**

### **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](http://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, Alford - Tel 01507 462277

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

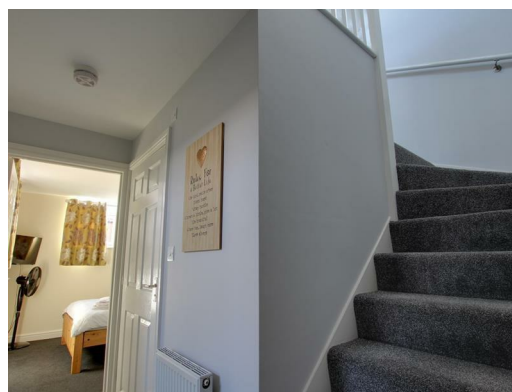
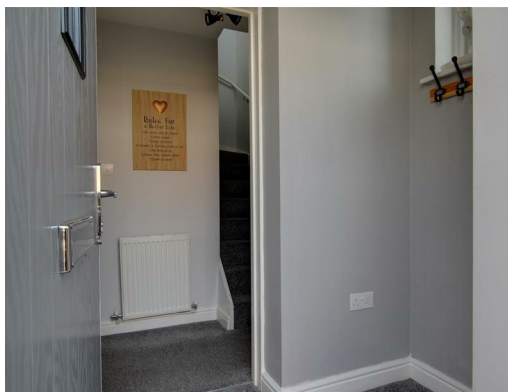
### **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

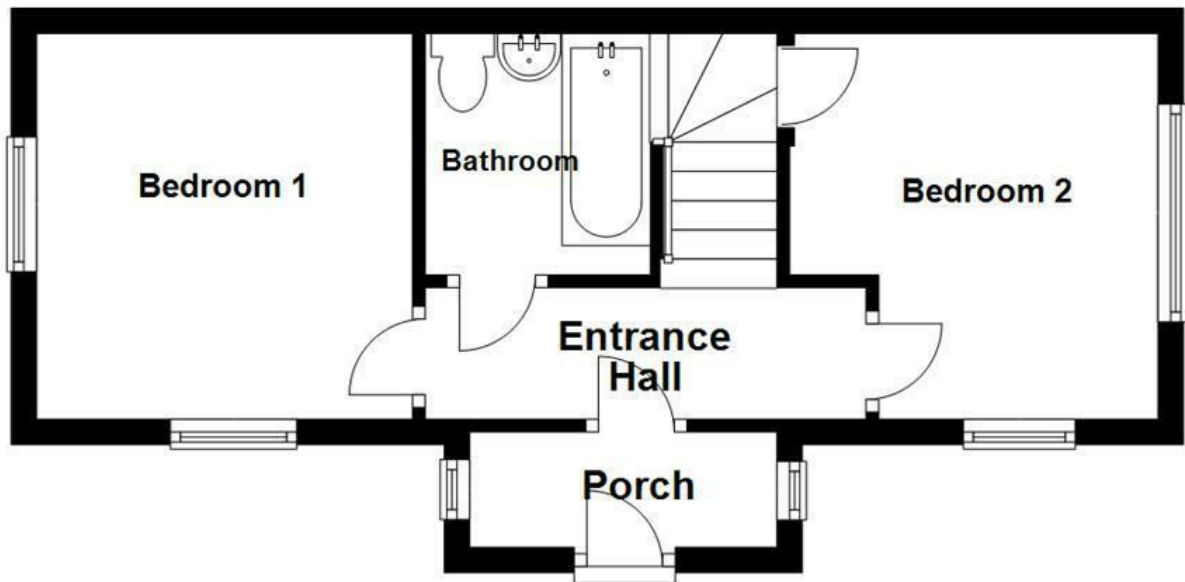




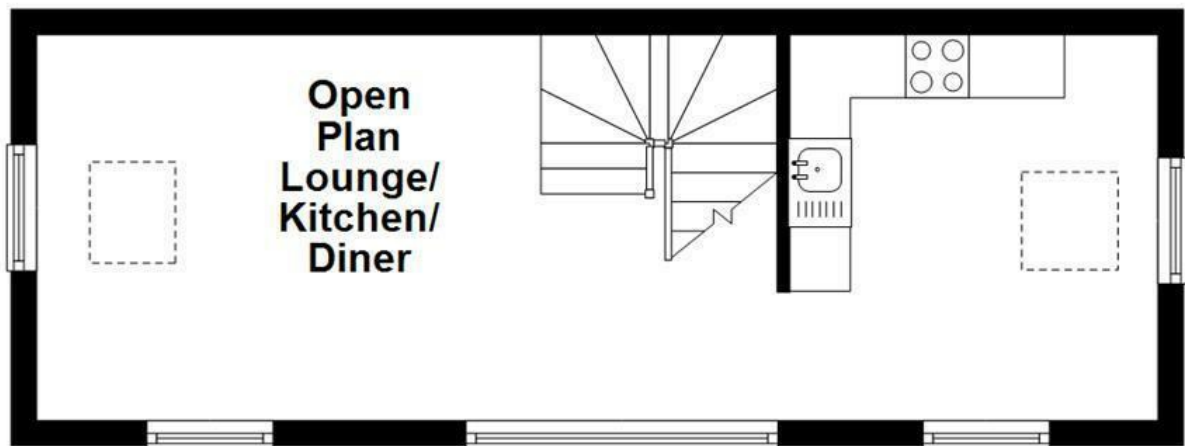




## Ground Floor



## First Floor



# Directions

From our Alford office head South along South Street. 1 Old Drill Hall can be found 200m along on your right hand side.

