



# CHOICE PROPERTIES

## *Estate Agents*

33 Hamilton Road,  
Alford, LN13 9HF

Asking Price £185,000



Choice Property are pleased to offer for sale this attractive and generously proportioned two bedroom two reception room semi detached home, extended to the rear to provide versatile living space including a utility/breakfast room and ground floor WC. The property enjoys a highly desirable location within easy walking distance of historic Alford town centre, local schools and transport links. Beautifully presented throughout and offered to the market chain free, this home is ideal for first time buyers, downsizers or investors alike. Externally, there is a generous garden and a driveway providing ample off road parking. Early viewing is strongly advised to fully appreciate the space, location and excellent potential on offer.

with the added benefits of double glazed windows, gas central heating system with accommodation comprising :

**Entrance Hall**

Stairs to first floor landing, radiator.

**Lounge**

Double glazed window to front, feature fire place, underfloor heating.

**Kitchen / Dining Room**

Range of wall and base units, inset sink with mixer tap and drainer, built in fridge/freezer, space for appliances, part tiled walls, under stairs storage cupboard housing boiler, underfloor heating.

**Dining Room**

Double glazed door to side, double glazed French doors to rear opening to garden, double glazed Velux window, underfloor heating.

**Utility Room / Breakfast Room**

Double glazed French doors to rear opening to garden, storage cupboards, worktop space, radiator.

**Ground Floor W.C**

Double glazed French doors to rear opening to garden, storage cupboards, worktop space, radiator.

**Landing**

Loft hatch, radiator.

**Bedroom One**

Double glazed window to front, built in storage cupboard with radiator. radiator.

**Bedroom Two**

Double glazed window to rear, radiator.

**Bathroom**

Obscure double glazed window to rear, white suite comprising low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, radiator.

**Garden**

Mainly laid to lawn, hard standing area, gate to driveway, flowers, trees and shrubs, fenced surround.

**Driveway**

Situated to the side of the property 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](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

### **Opening Hours**

Monday - Friday: 9am - 5pm  
Saturday: 9am - 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.

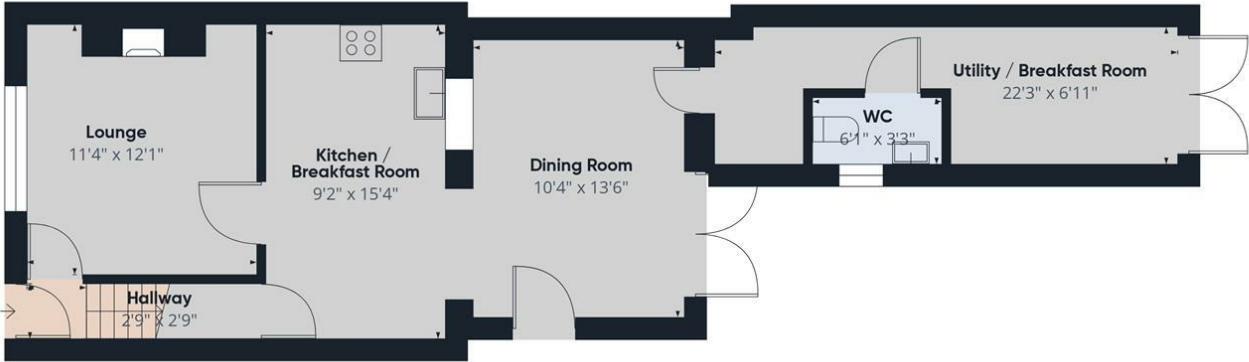
### **Viewing Arrangements**

By appointment through 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.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
886 ft<sup>2</sup>

(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

From Choice Properties office in Alford town centre, proceed along West Street and continue out of the centre. Take the turning onto Hamilton Road and follow the road, where number 33 can be found a short distance along on the left-hand side, clearly identifiable by our Choice Properties For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

