

20, Bridgeways,

£875 PCM

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Willsons
SINCE 1842

20, Bridgeways,
, Alford,
Lincolnshire, LN13 9FA

"AGENT'S COMMENTS"

A well presented unfurnished modern two-bedroom semi detached property within walking distance of local amenities in Alford. This property consists of a ground floor WC, open plan living/dining kitchen with built in oven, hob, microwave and extractor fan, two bedrooms, bathroom and rear garden. The property benefits from off road parking for two cars, uPVC double glazing and gas central heating throughout Council Tax Band A, EPC Rating B, Deposit £1,009.61

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.







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16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | **E.** rentals@willsons-property.co.uk
https://www.willsons-property.co.uk

How To View
If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

Viewings
Viewings are arranged between the hours of 9am - 5pm Monday to Friday

Holding Deposit
If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £201.92, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit
This property requires a deposit of 5 weeks' rent - totalling £1,009.61
The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
Modern Unfurnished Two Bedroom Semi Detached Property

Kitchen
8'0" x 11'5" (2.44m x 3.48m)
Window with blinds, range of grey gloss wall and base units, integrated oven, microwave, hob and extractor fan, stainless steel sink with drainer and mixer tap, breakfast bar, space and plumbing for washing machine, telephone point, fuse box, light fitting, radiator, sockets and switches.

Living room
12'9" x 11'5" (3.91m x 3.48m)
Patio doors, fitted curtains, television and phone port, radiator, room thermostat, light fitting, sockets and switches

Ground Floor WC
3'1" x 5'10" (0.95m x 1.78m)
Pedestal sink, toilet, radiator, extractor fan, light fitting.

First Floor Landing
6'4" x 6'4" (1.95m x 1.94m)
loft access, full height airing cupboard housing gas combination boiler, light fitting, sockets and switches

Bathroom
6'5" x 5'7" (1.96m x 1.70m)
Window with fitted blinds, radiator, bath with direct feed shower over, partly tiled walls, glass shower screen, two piece toilet, vanity sink with storage, extractor fan, shaving port.

Bedroom One
12'1" x 10'4" (3.70m x 3.15m)
Window with fitted blinds, built-in storage cupboard, radiator, thermostat, light fitting, sockets and switches

Bedroom Two
8'0" x 11'2" (2.44m x 3.40m)
Window with fitted blinds, radiator, light fitting, sockets and switches

Rear Garden
Set to lawn with an area of patio and boundaries of fencing and brick wall. The garden can be access via a rear pathway and gate.

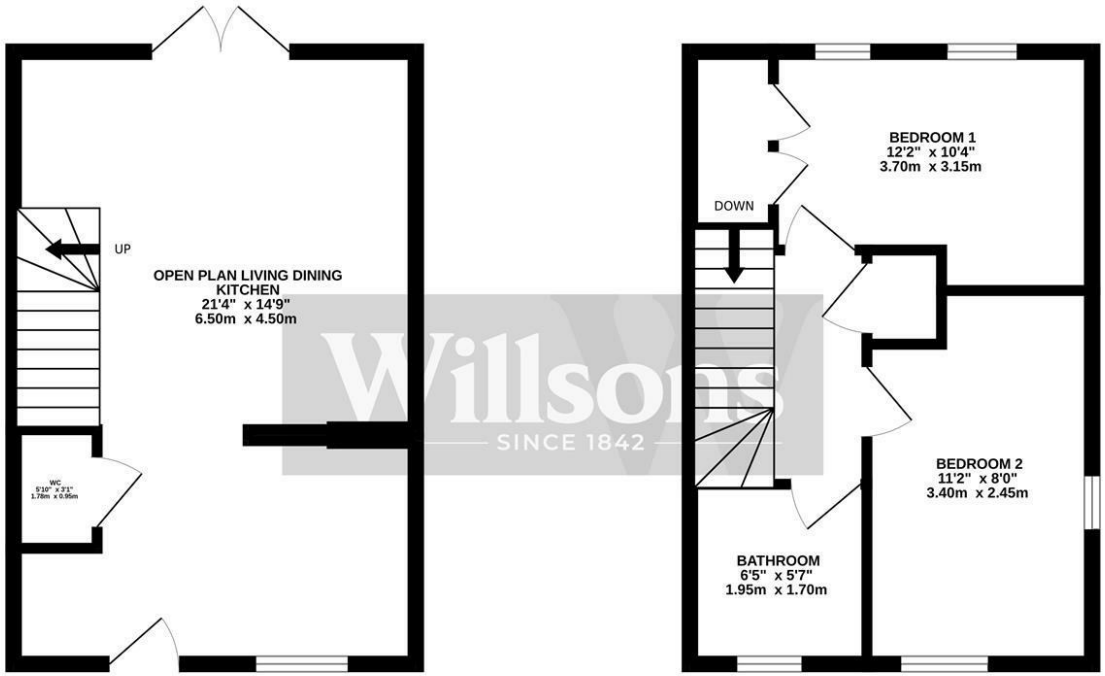






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN **Not to scale – For identification purposes only**

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.