CHOICE PROPERTIES
Estate Agents

16 East Street, Alford, LN13 9EQ

Price £139,950

Choice Properties are delighted to present this charming two bedroom semi detached house, ideally located in the heart of the historic market town of Alford. Perfect as a first time purchase or an investment opportunity, the property is offered chain free for a smooth move.

The home boasts well presented accommodation throughout, a generously sized rear garden, and a convenient position within easy walking distance of Alford's town centre, shops, and local amenities.

With its appealing setting and inviting interior, an early internal viewing is highly recommended to fully appreciate all that this lovely property has to offer.

With the added benefit of being CHAIN FREE, well presented accommodation comprising :

Enclosed Porch
Double glazed porch with double glazed door to:

Lounge
22'4 x 11'8
Double glazed window t front, obscure double glazed window to side, built in storage cupboard, radiator.

Kitchen
11'11 x 7'4
Double glazed window to rear, obscure double glazed door to rear opening to garden, 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, radiator, stairs to first floor landing.

Shower Room
Obscure double glazed window to rear, white suite comprising low level w.c, pedestal wash hand basin, tiled shower cubicle, tiled walls, wall mounted boiler, radiator.

Landing
Obscure double glazed window to side, access to:

Bedroom One
12' x 11'9
Double glazed window to front, radiator.

Bedroom Two
9'10 x 8'5
Double glazed window to rear, built in wardrobes, loft hatch, radiator.

Garden
Gardens to front and rear, mainly laid to lawn, patio area, sheds, hedge boarders, flowers and shrubs.

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

Viewing Arrangements
By appointment through Choice Properties on 01507 462277.

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.

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(1)

625 ft²

Reduced headroom

2 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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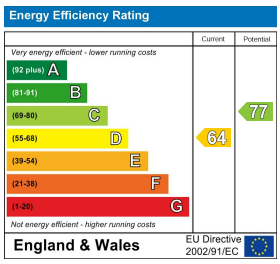
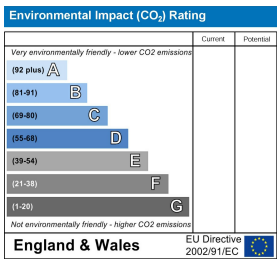
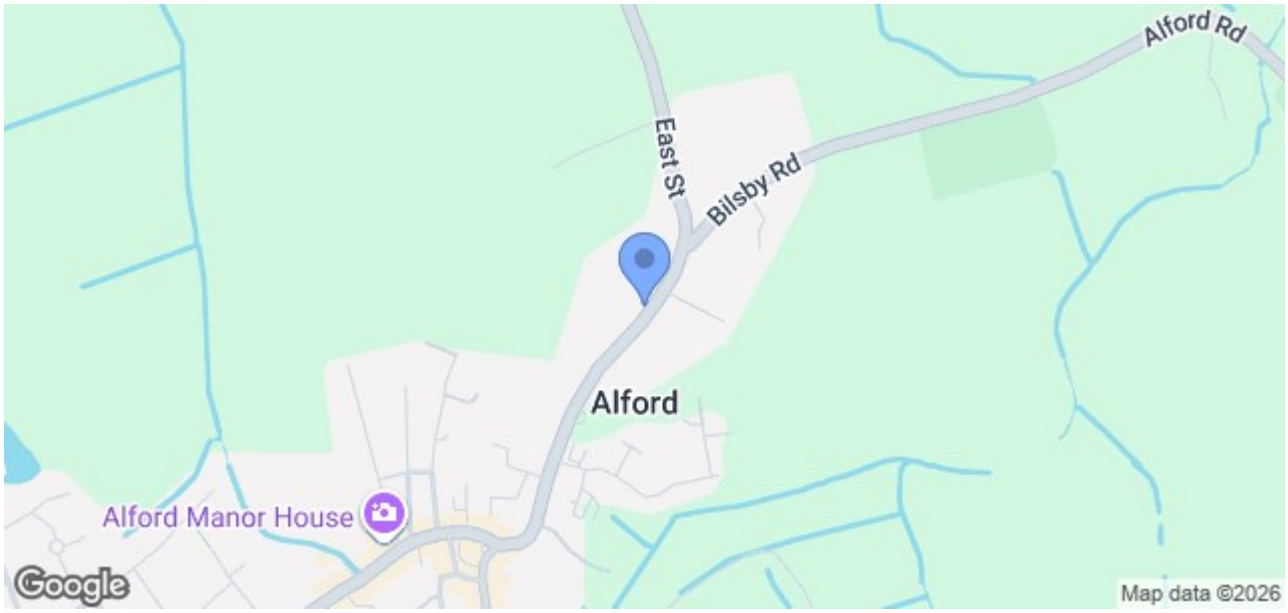
Directions

From the office on South Market Place, turn right onto East Street where the property can be found on the left hand side.