



CHOICE PROPERTIES

Estate Agents

2A Hamilton Road,
Alford, LN13 9HD

Asking Price £195,000



Choice Properties are delighted to present this modern three-bedroom detached home, arranged over three floors and offered chain free. Ideally situated in Alford, the property enjoys excellent access to highly regarded local schools, shops, healthcare facilities, and public transport links. The well presented accommodation comprises an entrance hall, lounge, kitchen/dining room, utility room and ground floor cloakroom. The first floor offers two bedrooms and a family bathroom, while the second floor provides a further spacious bedroom. Externally, the property benefits from a rear garden and allocated parking. An internal viewing is highly recommended to fully appreciate all that this home has to offer.

Modern and well presented accommodation comprising :

Entrance Hall

Stairs to first floor landing.

Lounge

13'7 x 9'11

Double glazed window to front, two radiator's, under stairs storage cupboard.

Kitchen / Dining Room

13'1 x 8'2

Double glazed window to rear, 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, wall mounted boiler, part tiled walls.

Utility Room

Double glazed door to side opening to garden, worktop space, space for appliances.

Cloakroom

Obscure double glazed window to side, white suite comprising dual flush low level w.c, wash hand basin.

First Floor Landing

Stairs to second floor landing.

Bedroom One

13'1 x 10'5

Double glazed window, built in storage cupboard, Radiator.

Bedroom Two

8'2 x 7'

Double glazed window, Radiator.

Bathroom

Fitted with a four piece suite comprising panelled bath tub with taps over, shower enclosure with mains fed shower over, hand wash basin and dual flush wc. Part tiled walls. Tiled flooring. Radiator.

Second Floor Landing

Door to:

Bedroom Three

13'4 x 13'1

Double glazed Velux window with blind, radiator.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to gravel for ease of maintenance.

Allocated Parking

Situated to the rear of the property.

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 B

Viewing Arrangements

Contact Choice Properties on 01507 462277

Opening Hours

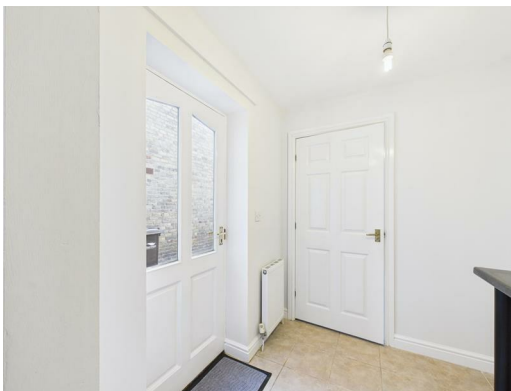
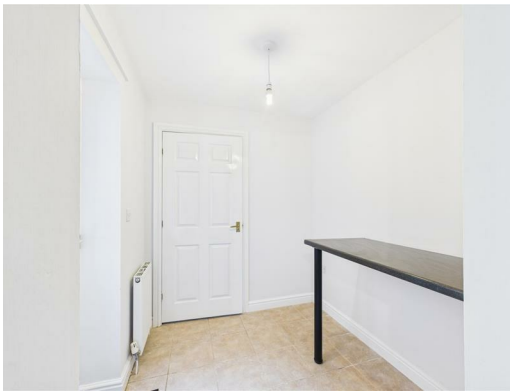
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

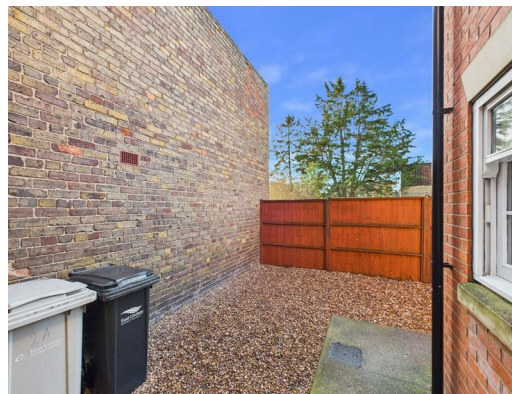
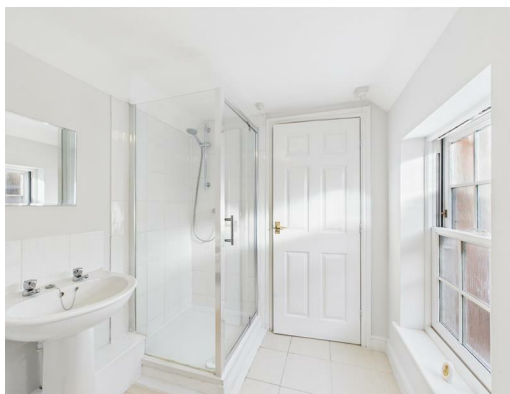
Making An Offer

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



Floor 2



Approximate total area⁽¹⁾

818 ft²

Reduced headroom

48 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 in Alford, turn left onto High Street, continue along until you see Hamilton Road on your left hand side where the property can be found.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

