

Buy. Sell. Rent. Let.



Dashwood Road, Alford



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When it comes to
property it must be


lovelle



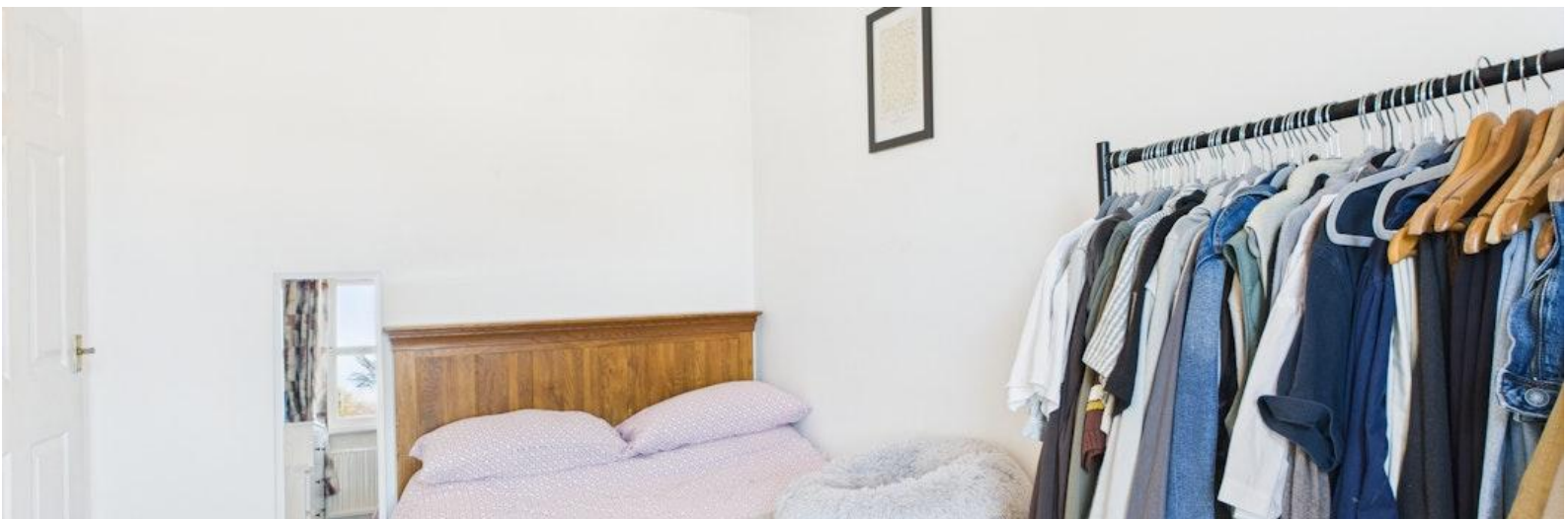
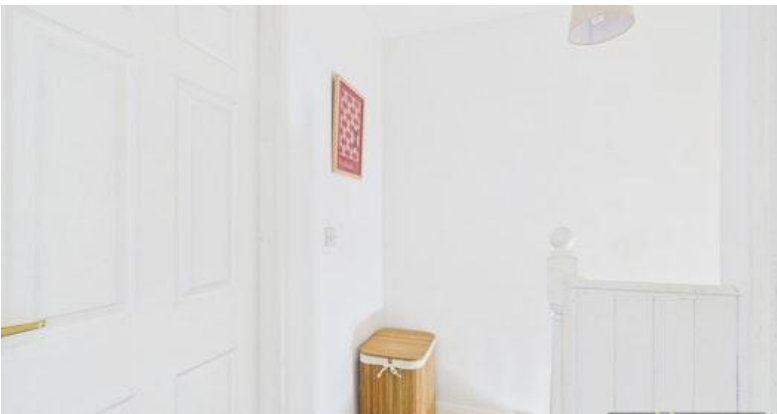
£149,500



Lovelles are pleased to bring to market an immaculate Two bed deceptively spacious semi-detached property, ideal for a first time buyer or an investment property. The property is situated in Alford and is within walking distance of the towns amenities.

Key Features

- Semi Detached House
- Two Bedrooms
- Lounge
- Newly Installed Kitchen
- Allocated Parking Space
- Rear Garden
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market an immaculate Two bed deceptively spacious semi-detached property, ideal for a first time buyer or an investment property. The property is situated in Alford and is within walking distance of the towns amenities. The property comprises of Lounge, Newly Installed Kitchen, Two Bedrooms and Bathroom. With low maintenance gardens to the front and rear.

Lounge

4.49m x 4.51m (14'8" x 14'10")

Entered via a Upvc door, window to front elevation, a spacious lounge, tv point, power points, radiator and staircase to first floor, door into;

Kitchen

3.35m x 2.7m (11'0" x 8'11")

Window to rear elevation, a newly installed kitchen fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, cooker point, extractor point, integrated fridge freezer, space and plumbing for washing machine and dishwasher, tiled splashbacks, power points and radiator. The boiler is housed here. Door into;

Rear Hall

0.98m x 0.99m (3'2" x 3'2")

Upvc door leading out to the rear and door into;

WC

0.99m x 1.55m (3'2" x 5'1")

WC, pedestal wash hand basin, tiled splashback, radiator and extractor fan.

First Floor Landing

1.99m x 1.29m (6'6" x 4'2")

With access to loft and doors to all rooms.

Bedroom One

3.39m x 3.43m (11'1" x 11'4")

Dual aspect windows to front elevation, double bedroom, power points, built in wardrobe and radiator.

Bedroom Two

2.36m x 3.75m (7'8" x 12'4")

Window to rear elevation, double bedroom, power points and radiator.

Bathroom

1.99m x 2.35m (6'6" x 7'8")

Obscure window to the rear, a three piece suite comprising of bath with shower over and glass screen, pedestal wash hand basin, WC, radiator, partly tiled walls and extractor fan.

Rear Garden

To the rear you will find a low maintenance rear garden block paved with gravel borders. There is fencing to all sides to define the boundary and provide privacy. With an outside tap and a gate leading out to the allocated parking space.

Front

The front of the property is laid to gravel with paved pathway leading to the front entrance. There is a timber picket fence to define the boundary.

Parking

An allocated parking space to the rear of the property.

Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after. Additionally, it is a short stroll into Alford, which has many handy facilities including library, doctors, dentist, post office, shops, chemist, pubs and cafes. Alongside three schools, one grammar, all rated as good by Ofsted making Alford a desirable market town. Also, the beautiful beaches of Sutton on Sea and Sandilands are just a few minutes drive away.

Directions

Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto High Street/A1104, Continue to follow A1104 for 8.1 miles, Turn right onto Dashwood Road. The property can be found on the right hand side.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



Floor 0



Floor 1

Approximate total area⁽¹⁾

659 ft²
61.1 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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