



# CHOICE PROPERTIES

## *Estate Agents*

29 Hamilton Road,  
Alford, LN13 9HF

Price £89,950



Choice Properties are delighted to present this two bedroom end-terrace house, situated in a popular residential position in the historic market town of Alford, a short distance from the town and local amenities. Standing in large gardens, the property offers spacious living accommodation and early viewing is recommended.

This well laid out internal accommodation consists of:

### **Entrance Hall**

Front uPVC entrance door. Door to:

### **Reception Room**

11'0" x 12'2"

Light and airy reception room. Under-stairs storage cupboard. TV aerial point. Door to:

### **Kitchen**

9'6" x 15'3"

Fitted with wall and base units with work surfaces over. Stainless steel sink unit and drainer. Space for cooker with extractor hood over. Telephone point. Storage cupboard. Door to:

### **Rear Lobby**

Door leading to the rear garden.

### **Bedroom 1**

10'9" x 12'2"

Spacious double bedroom. Loft access. Storage cupboard.

### **Bedroom 2**

9'6" x 15'3"

Spacious double bedroom.

### **Bathroom**

6'3" x 6'7"

Fitted with white three piece bathroom suite comprising panelled bath with shower over, pedestal wash hand basin and dual flush wc.

### **Garden**

To the rear of the property is a privately enclosed, sizeable garden with timber fencing to the boundaries. The garden is mainly laid to lawn but also features a paved patio area.

### **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.

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **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.

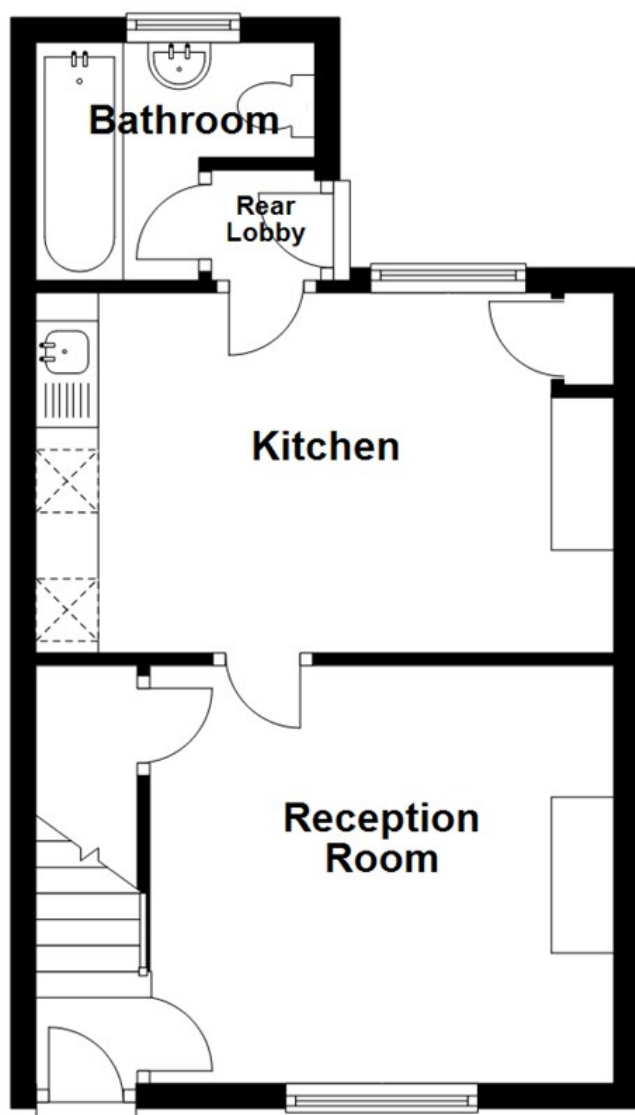
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



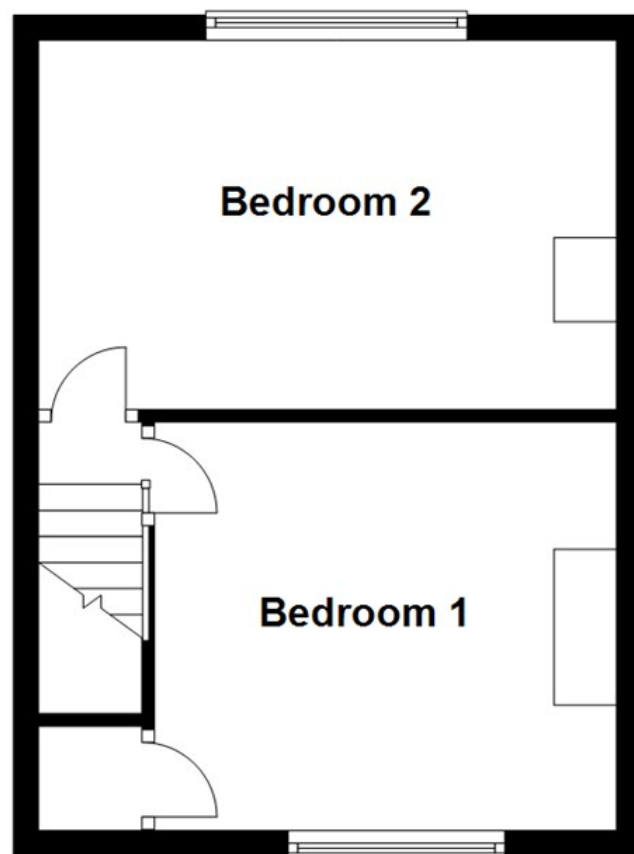




## Ground Floor



## First Floor



# Directions

From our office head towards the Church, at the junction turn left onto High Street/West Street then take your third left into Hamilton Road where you can find number 29 on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44		(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

