

NEWTON FALLOWELL

30 Bridgeways, Alford - LN13 9FA

£195,000

30 Bridgeways

Alford

A stylish modern semi-detached home, ideally situated within the charming Bridgeways area of the popular market town of Alford and backing on to a small wooded area. Offering contemporary, well-presented accommodation, the property is perfectly suited to families, first-time buyers and those seeking a comfortable, energy-efficient home. The accommodation comprises: spacious lounge with French doors opening onto the rear garden, modern dining kitchen and cloakroom to the ground floor. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, the property benefits from a block paved driveway providing off-road parking and an enclosed rear garden. Further benefits include gas central heating and double glazing.

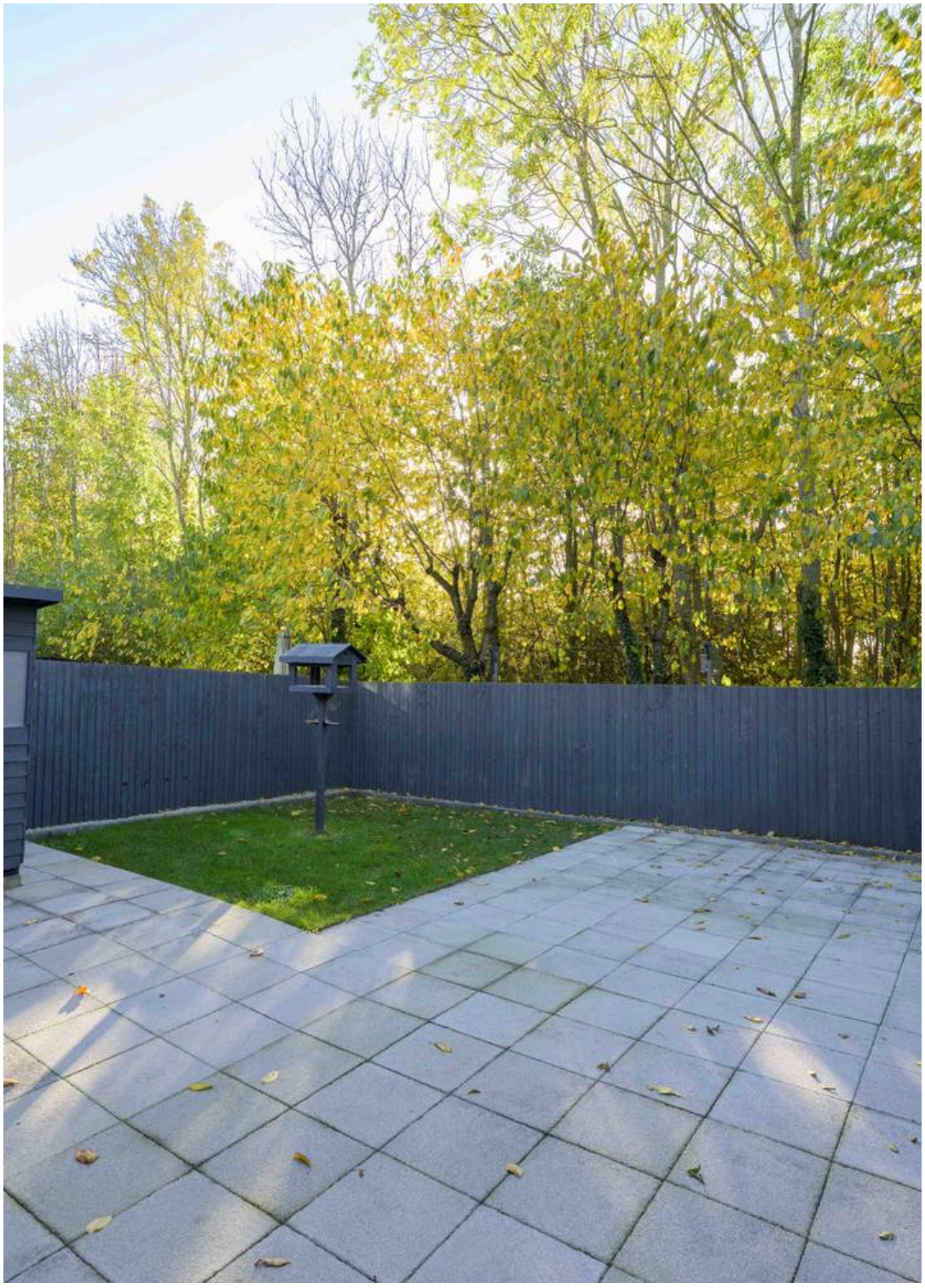
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

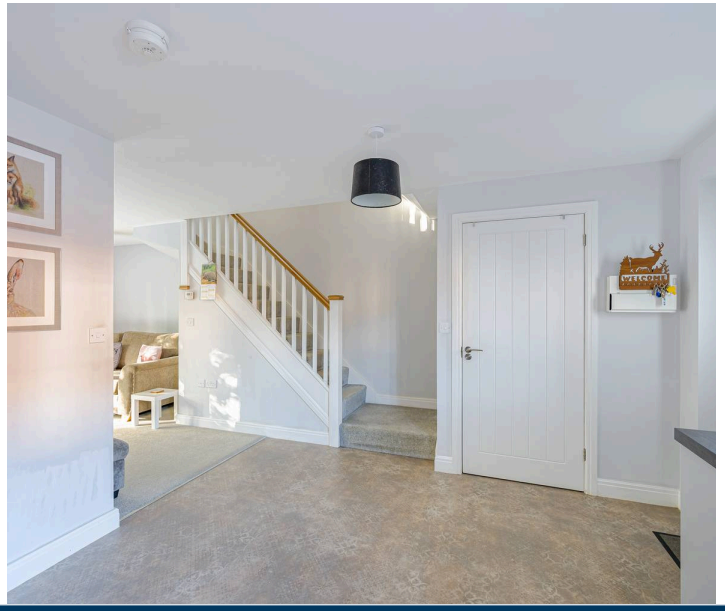
EPC Environmental Impact Rating: B

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ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

DINING KITCHEN

13' 6" x 10' 9" (4.12m x 3.28m)

Having window to front elevation, radiator, vinyl flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards, integrated microwave & stainless steel extractor over, space for upright fridge/freezer to side. Opening to the lounge and door to the:

CLOAKROOM

Having window to front elevation, radiator, vinyl flooring, close coupled WC and hand basin.

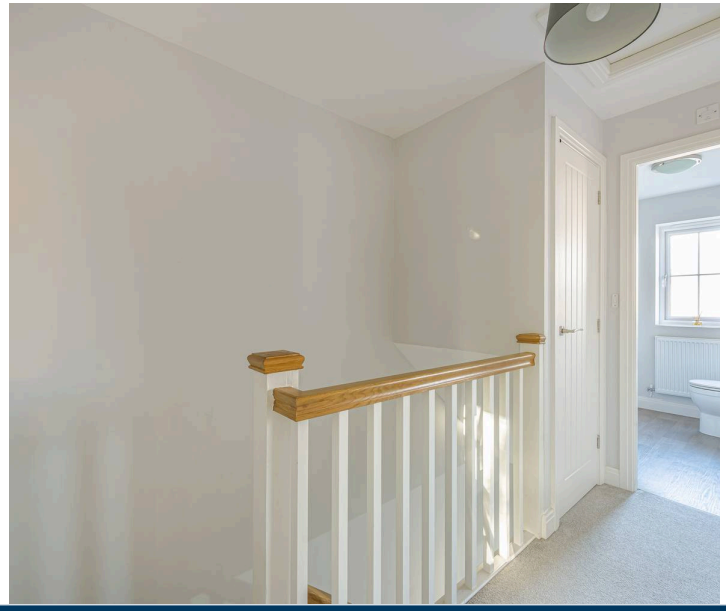
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LOUNGE
16' 10" x 13' 1" (5.13m x 3.99m)
Having french doors with side screens to rear elevation & garden and two radiators.

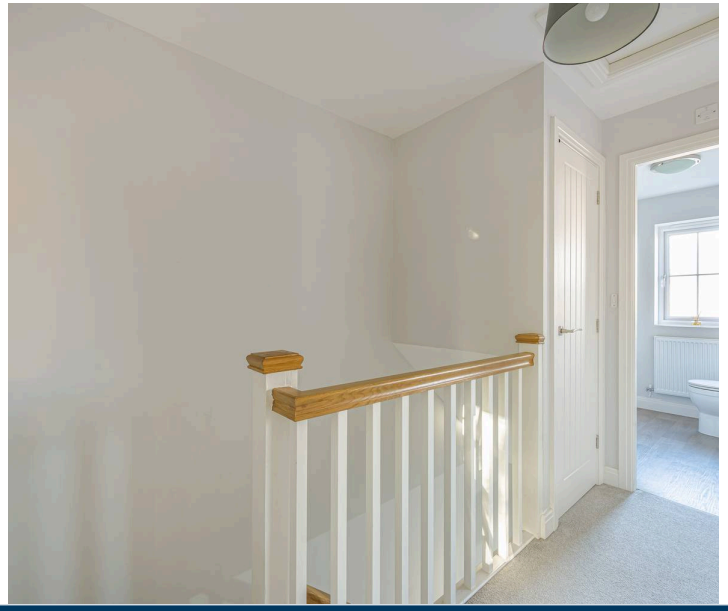


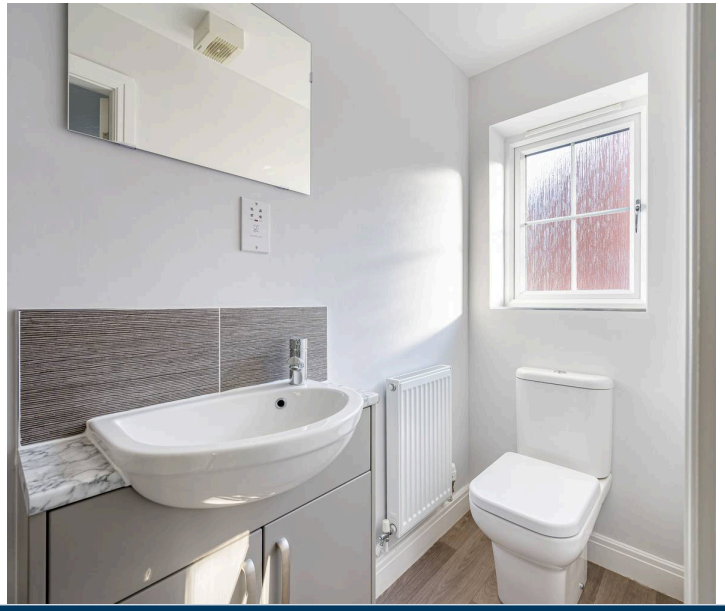




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FIRST FLOOR LANDING
Having access to roof space and built-in cupboard.

MASTER BEDROOM
10' 5" x 10' 1" (3.17m x 3.07m)
Having window to rear elevation and radiator.

EN-SUITE
Having window to side elevation, radiator, wood effect flooring, extractor, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.

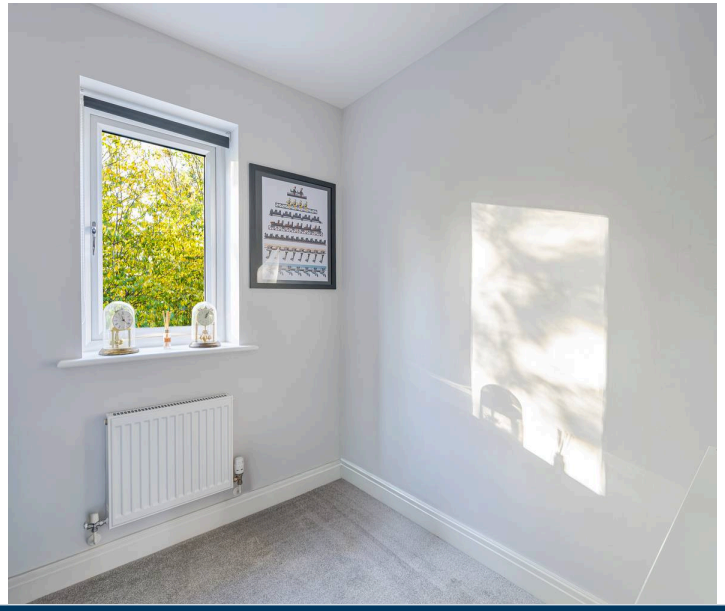
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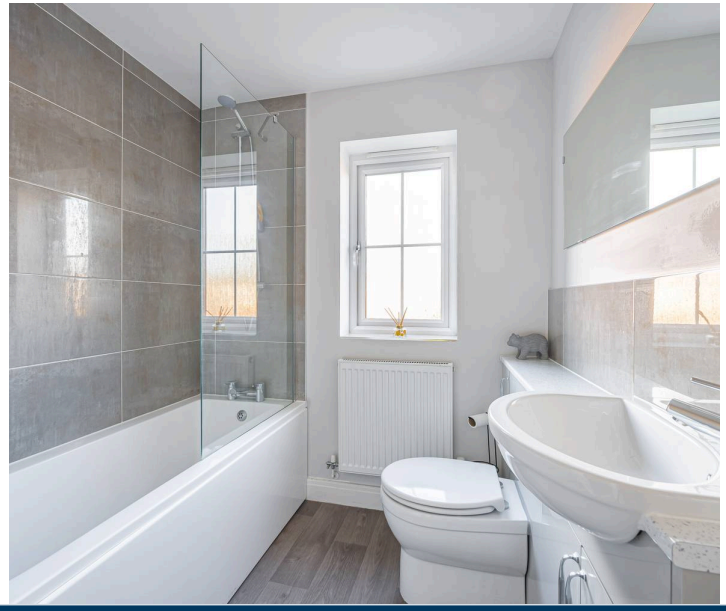
BEDROOM TWO
10' 5" x 10' 1" (3.17m x 3.07m)
Having window to front elevation and radiator.

BEDROOM THREE
6' 11" x 6' 4" (2.11m x 1.93m)
Having window to front elevation and radiator.

BATHROOM
6' 5" x 5' 5" (1.96m x 1.65m)
(max) Having window to front elevation, radiator, wood effect flooring, tiled splashbacks, panelled bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

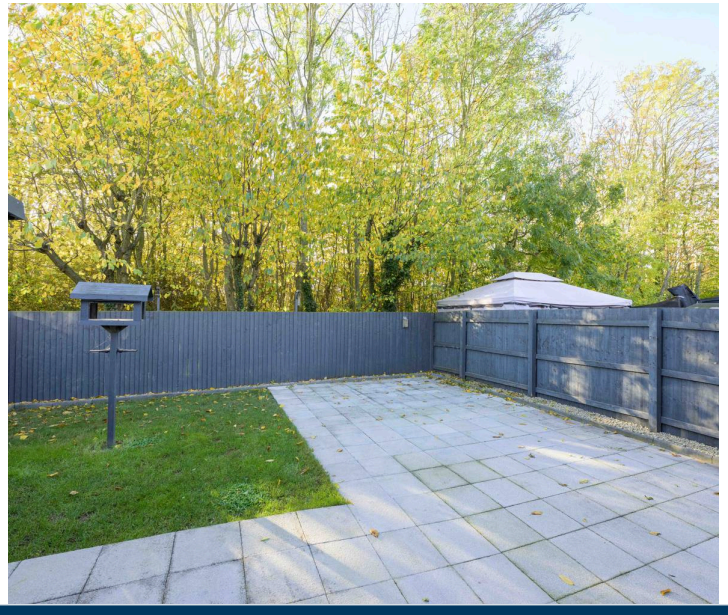


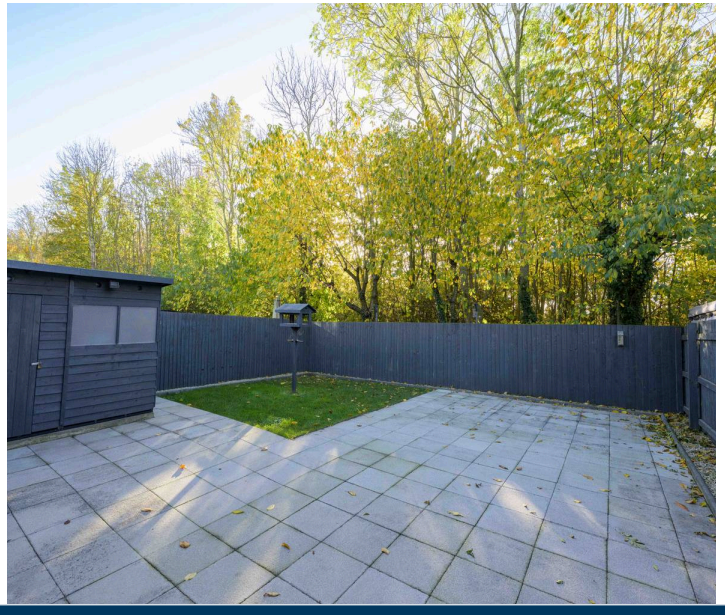




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EXTERIOR

To the front of the property there is a small gravelled garden with a footpath leading to the front entrance door. A block paved driveway provides off-road parking which extends down the side of the property to gated access to the:

REAR GARDEN

Being enclosed and having a large paved patio, small lawned area and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band B.

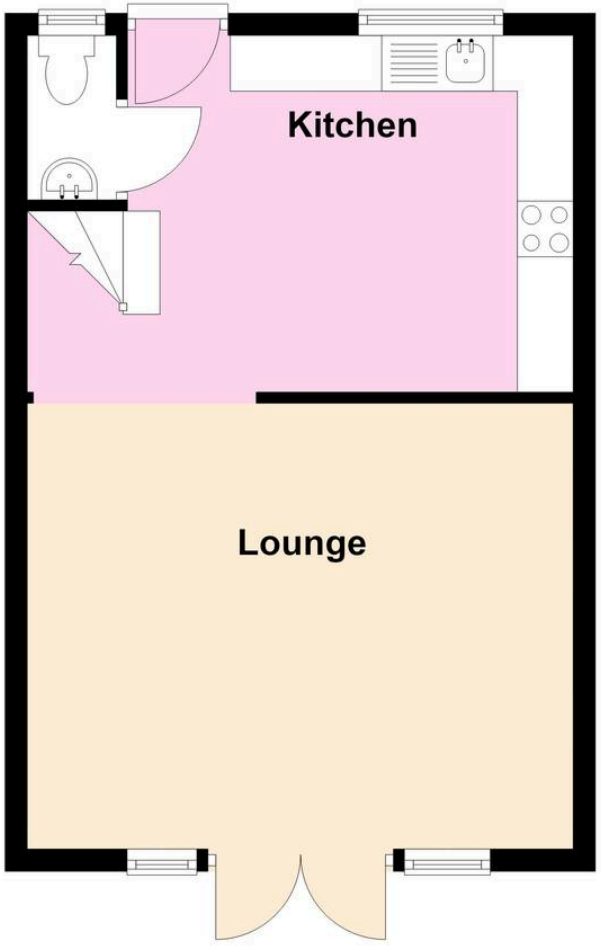
LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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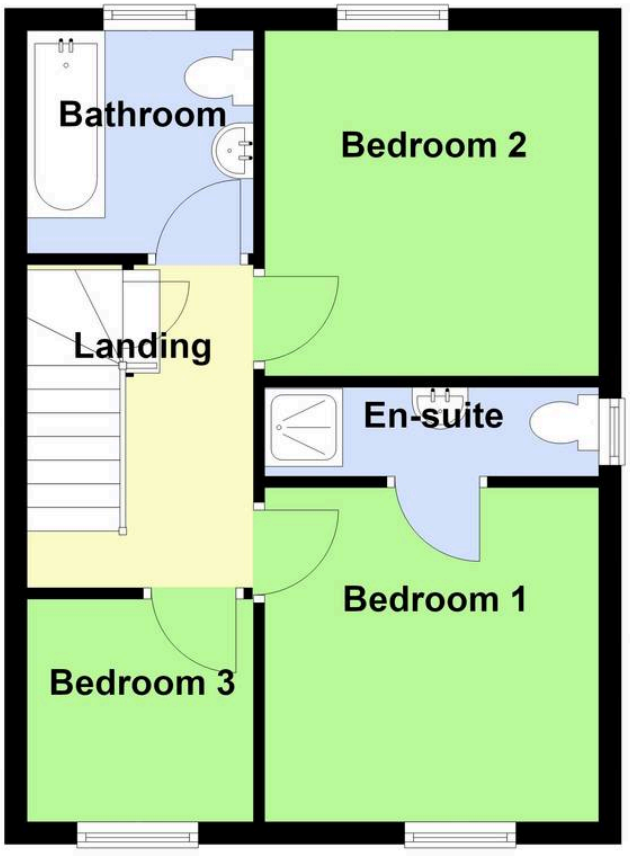
Ground Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 71.8 sq. metres (772.3 sq. feet)

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