



# CHOICE PROPERTIES

## *Estate Agents*

47 Hazel Walk,  
Alford, LN13 9BX

Asking Price £225,000



It is a pleasure for Choice Properties to bring to the market this impressive two bedroom detached bungalow occupying a pleasant position on the sought after 'Hazel Walk' just moments away from the local amenities. Further benefitting from a generous rear garden, driveway and garage, early viewing is certainly advised!

With the added benefit of uPVC double glazing and gas central heating, this well presented internal accommodation comprises:

### **Entrance Hall**

uPVC front entrance door. Loft access. Telephone point. Storage cupboard housing the wall mounted combination boiler and consumer unit.

### **Kitchen**

9'4" x 8'8"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap over, plumbing for a washing machine, integral oven and four ring gas hob with extractor over, space for freestanding fridge/freezer. Radiator.

### **Reception Room**

17'2" x 10'3"

Light and airy reception room with double opening 'French' style patio doors leading to the garden. Space for dining table.

### **Bedroom 1**

11'9" x 10'2"

Spacious double bedroom.

### **Bedroom 2**

8'4" x 8'8"

Double bedroom.

### **Shower Room**

7'1" x 5'5"

Fitted with three piece suit comprising walk in shower enclosure with mains fed shower over, dual flush wc and hand wash basin set in vanity unit. Part tiled walls.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn for ease of maintenance and features a paved patio area.

### **Driveway**

Providing ample off road parking.

### **Garage**

With up and over door, power and lighting.

### **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 - B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties - Alford 01507 462277.

## **Opening Hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

## **Making an Offer**

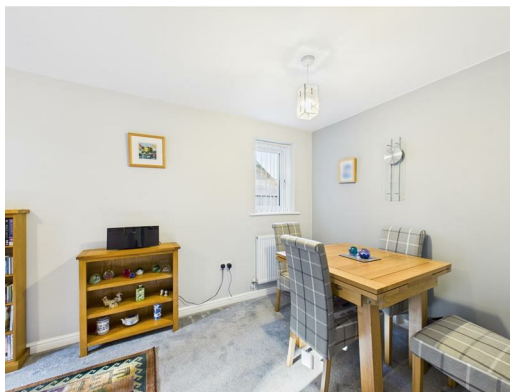
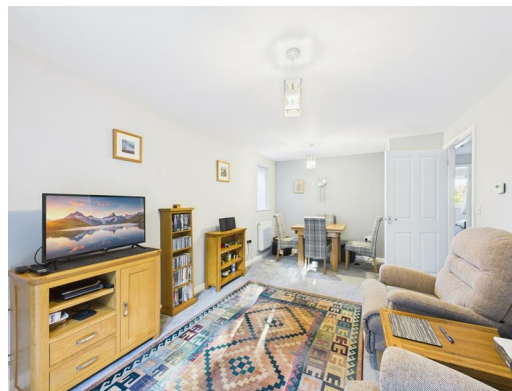
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

## **Additional Information**

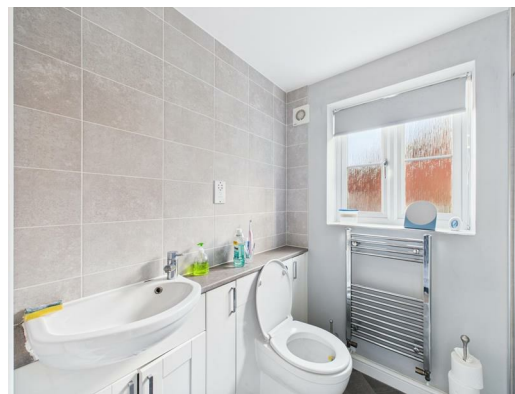
Please note that we believe this development is subject to a service charge. Please contact us for more information.

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.











Approximate total area<sup>(1)</sup>  
536.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Alford office head South along South Street on to Willoughby Road. Go past the Fire Station and take the second right onto Hazel Walk.

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		96	(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

