CHOICE PROPERTIES
Estate Agents

13 Evison Crescent, Alford, LN13 0PS

Asking Price £170,000

Choice Properties are delighted to market this two bedroom semi detached bungalow. Situated in a popular part of the historic town of Alford with good access to local shops, public transport, healthcare services and parks. Well presented accommodation comprising entrance hall, kitchen, lounge, two bedrooms and shower room. The property also benefits from double glazed windows, gas central heating system, gardens to front, side and rear, garage and driveway for two cars. An internal viewing is highly recommended.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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Well presented accommodation comprising :

Entrance Hall
Double glazed door, loft hatch, radiator.

Lounge
14'6 x 10'8
Double glazed window to front, electric fire with decorative surround, radiator.

Kitchen
11'10 x 8'7
Double glazed window to rear, double glazed to rear opening to courtyard, range of eye level and base units, stainless steel sink with mixer tap and drainer, space for appliances, part tiled walls, radiator.

Bedroom One
11'7 x 10'7
Double glazed window to front and side, radiator.

Bedroom Two
11'7 x 8'8
Double glazed window to side, radiator.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin with mixer tap and tiled splash back, shower cubicle, heated towel rail.

Garden
Gardens to rear, front and side, artificial grass to the private enclosed courtyard, fenced surround, access to garage, flowers, trees and shrubs, patio area to front and side.

Garage
Up and over door, power and light, rear access.

Driveway
Providing off road parking space.

Tenure
Freehold

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth’s Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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 A

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.

Opening Hours

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

Viewing Arrangements

Contact Choice Properties on 01507 462277

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.

EVISON CRESCENT

Approximate total area(1)

757 ft²

(1) Excluding balconies and terraces

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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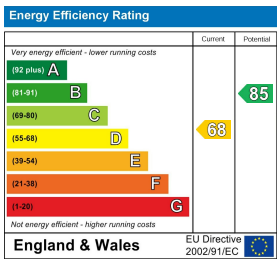
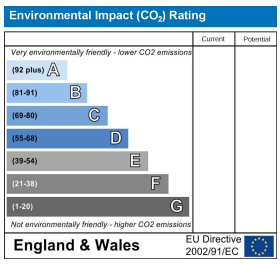
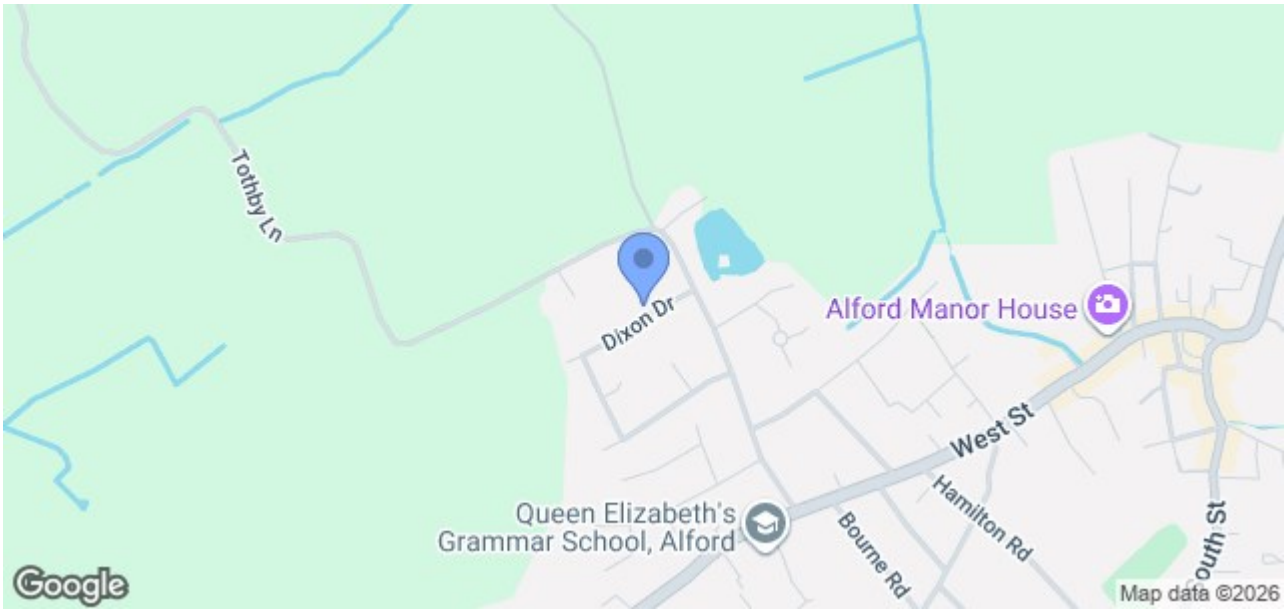
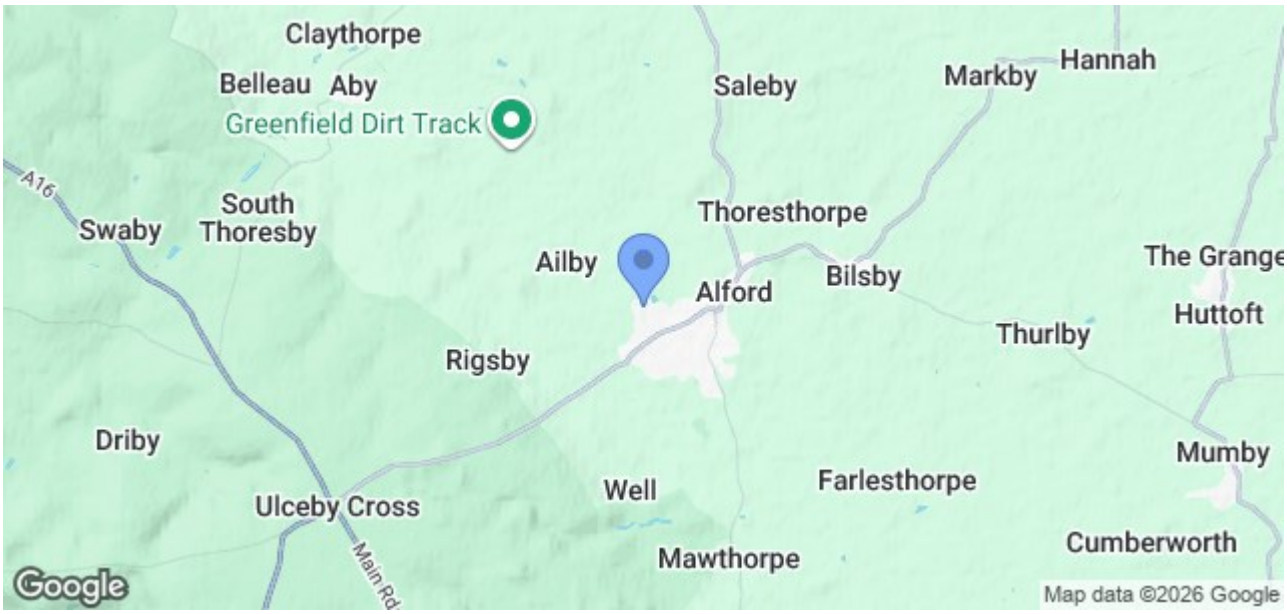
Directions

Please use postcode of LN13 0PS to locate the property.