CHOICE PROPERTIES

Estate Agents

109 Chauntry Road, Alford, LN13 9HW

Reduced To £180,000



Choice Properties welcome to the market this two bedroom semi detached bungalow. Ideally located in a quiet cul-de-sac in Alford, good access to local shops, buses and healthcare services. Well presented accommodation comprising entrance hall, modern kitchen, lounge, two bedrooms and modern shower room. The property also benefits from double glazed windows, gas central heating system, gardens to front and rear, garage and driveway. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Well presented two bedroom semi detached bungalow with accommodation comprising :

Entrance Hall
Obscure double glazed door, loft hatch, airing cupboard, radiator.

Kitchen
9'11 x 8'3
Double glazed window to front, obscure double glazed window to side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, tiled walls, tiled floor, radiator.

Lounge
16'5 x 9'8
Double glazed window to front, radiator.

Bedroom One
12'1 x 9'9
Double glazed window to rear, radiator.

Bedroom Two
9'10 x 8'9
Double glazed window to rear, radiator.

Shower Room
Obscure double glazed window to side, white suite comprising low level w.c, glass wash hand basin with mixer tap, tiled shower cubicle, tiled walls, tiled floor, heated towel rail.

Garden
Gardens to front and rear, lawned area, green house, patio area, flowers, trees and shrubs.

Garage
Up and over door.

Driveway
Gated driveway providing off road parking space

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

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 Arrangments

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.


















Approximate total area(1)

555 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.

GIRAFFE360

Directions

Exit the office to the right, continue along South Street, Turn right into Hamilton Road, Chauntry Road can be found on the right hand side.







