



# CHOICE PROPERTIES

*Estate Agents*

20 Hazel Walk,  
Alford, LN13 9BX

Price £180,000



Choice Properties are pleased to offer this modern three bedroom semi detached house. Ideally located on a modern development in the historic market town of Alford. Quite off road location with good access to Alford town and schools. Well presented accommodation offering kitchen / dining room, three bedrooms, gardens and allocated parking spaces. An internal viewing is highly recommended.

## Modern family home with well laid out accommodation comprising :

### Front Entrance Door

Leading to :

### Lounge

15'3 x 15'4

Double glazed bay window to front, stairs to first floor landing, two radiators, door to:

### Kitchen / Dining Room

15'3 x 8'9

Double glazed window to rear, double glazed French doors to rear opening to garden, range of eye level and base units, one and half stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls, radiator, tiled floor.

### Cloakroom

White suite comprising low level w.c, wash hand basin with tiled splash back, radiator, tiled floor.

### Landing

Built in storage cupboard, airing cupboard housing boiler, loft hatch.

### Bedroom One

11'6 x 7'10

Double glazed window to front, built in wardrobes, radiator.

### Bedroom Two

10'8 x 9'8

Double glazed window to rear, radiator.

### Bedroom Three

7'3 x 7

Double glazed window to front, radiator.

### Bathroom

Obscure double glazed window to rear, white suite comprising low level w.c, pedestal wash basin, panelled bath with mixer tap and shower attachment, glazed shower screen door, part tiled walls, radiator.

### Garden

Patio area, lawned area, shed, tree, rear and side access, fenced surround.

### Parking

Two allocated parking spaces situated to the rear of the property.

### Tenure

Freehold

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

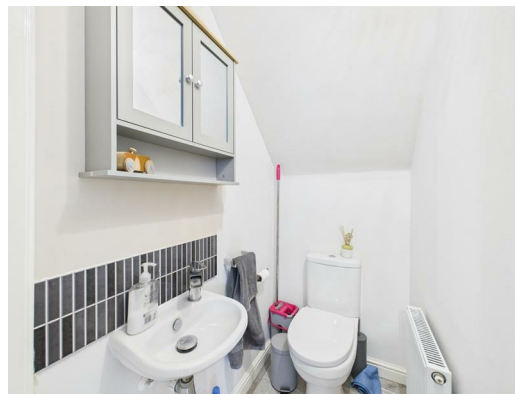
### **Making An Offer**

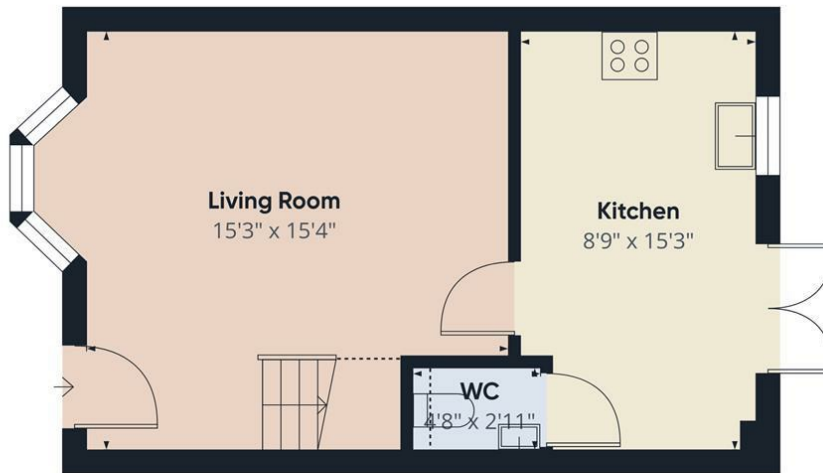
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

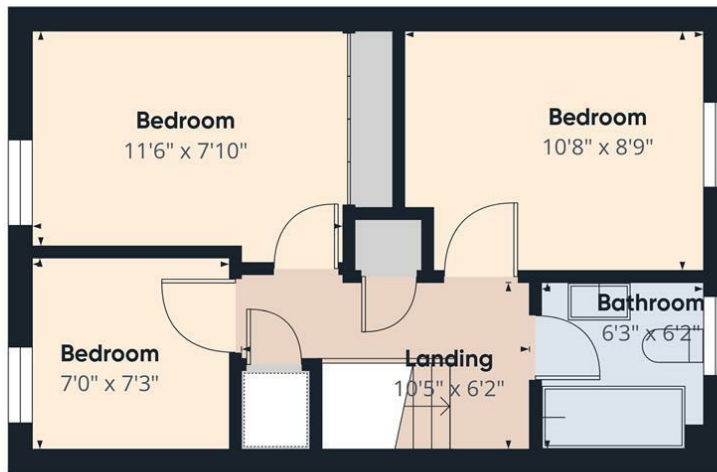
This development is subject to a service charge, please contact us for more information.

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.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

722 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

From our Alford office head South along South Street on to Willoughby Road. Go past the Fire Station and take the second right into Hazel Walk, the property can then be found to the right of the green on your right 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			(92 plus) A		
(81-91) B			(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		

