



CHOICE PROPERTIES

Estate Agents

16 Commercial Road,
Alford, LN13 9EY

Reduced To £140,000



Choice Properties are delighted to present this 2/3 bedroom detached house, occupying an ideal position just moments away from Alford's town centre and local amenities. Providing ample living space and further benefitting from a generous garden to the rear, early viewing is certainly advised!

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

Entrance Hall

3'8" x 10'10"

UPVC front door. Plumbing for washing machine. Consumer unit.

Reception Room

14'8" x 9'9"

Telephone point. Two radiators.

Sitting Room

10'0" x 12'1"

Radiator. TV aerial point.

Kitchen

12'2" x 12'5"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with taps over, cooker point with extractor over, space for freestanding fridge/freezer. Wall mounted 'Ariston' gas boiler. Part tiled walls. Space for dining table and chairs. Radiator.

Bathroom

8'4" x 4'0"

Fitted with three piece suite comprising panelled bath tub, hand wash basin and dual flush wc. Part tiled walls. Heated towel rail. Extractor fan.

First Floor Landing

Bedroom 1

9'4" x 9'5"

Spacious double bedroom. Radiator.

Bedroom 2

9'11" x 11'4"

Spacious double bedroom. Radiator. Door to:

Lobby

3'5" x 4'8"

Study / Bedroom 3

12'4" x 7'4"

Radiator.

Shower Room

8'9" x 4'10"

Fitted with three piece suite comprising shower enclosure, hand wash basin and wc.

Driveway

Providing off road parking.

Garden

To the rear of the property is an enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn and features paved areas, two useful timber sheds and an array of plants, shrubs and trees.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

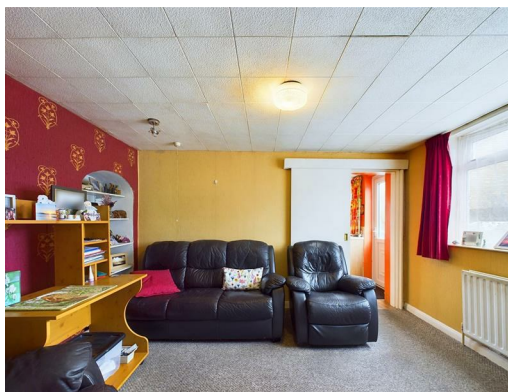
Saturday 9.00 a.m. to 3.00 p.m.

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.

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. 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⁽¹⁾
903.41 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Alford Office take a left and head north towards the junction where you will see the Church ahead, take a left here and head along West Street, just after the Lloyds chemist on the right is a right hand turn into Commercial Road, turn into this road and 16 can be found at the bottom of the road on your left.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

