CHOICE PROPERTIES

Estate Agents

14A Market Place, Alford, LN13 9EB

Price £80,000



Choice Properties are pleased to offer this spacious two bedroom first floor flat. Ideally located in Alford giving easy access to local shops, buses, schools and healthcare services. Accommodation comprising entrance hall, lounge, kitchen, two bedrooms and bathroom. The property also benefits from a private terrace. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Spacious accommodation comprising :

Entrance Hall
Built in storage cupboard housing hot water tank.

Lounge
18'6 x 13'11
Two windows to front, secondary glazing, night storage heaters.

Kitchen
10'10 x 8'6
Window to front, range of eye level and base units, stainless steel sink with drainer, space for appliances, part tiled walls, night storage heater.

Bedroom One
11'4 x 9'6
Double glazed window to rear, night storage heater.

Bedroom Two
11'11 x 8'6
Double glazed window to front, night storage heater.

Bathroom
Obscure double glazed window to front, white suite comprising low level W.C, wash hand basin, panelled bath, shower fitted above bath, heated towel rail.

Tenure
Leasehold - Approx 999 year lease

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

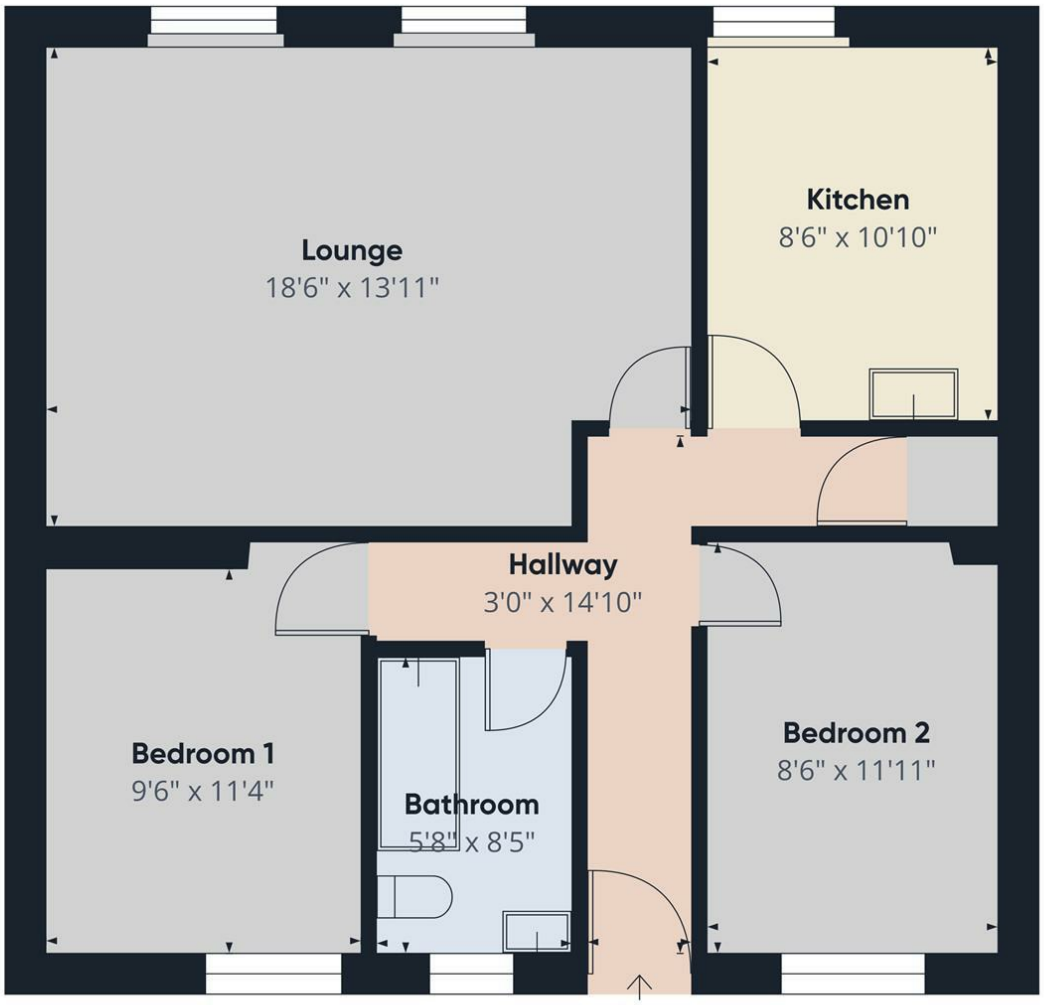
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.











Approximate total area[1]

692 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

Exit the office to the left, take the first left and the property can be found on the left hand side.

