CHOICE PROPERTIES

Estate Agents

65A South Street, Alford, LN13 9AN

Asking Price £165,000



Choice Properties are pleased to offer this spacious three bedroom end of terrace house. Ideally located in Alford giving good access to local parks, shops, public transport, schools and healthcare services. Well presented accommodation comprising lounge / dining room, kitchen / dining room, landing giving access to three good size bedrooms and spacious bathroom with separate bath and shower cubicle. The property also benefits from rear garden, off road parking space and newly installed solar with battery store. An internal viewing is highly recommended.

Spacious accommodation comprising :

Lounge / Dining Room
27'8 x 11'6
Double glazed door to front, three double glazed windows, two radiators, under stairs storage cupboard, walk-in storage cupboard.

Kitchen / Dining Room
18'8 x 14'9
Obscure glazed door to rear opening to garden, obscure double glazed window to side, range of eye level and base units, inset sink with mixer tap and drainer, space for appliances, part tiled walls, tiled floor, stairs to first floor landing, radiator.

Landing
Loft hatch, radiator.

Bedroom One
14'2 x 13'6
Double glazed window to front, built in walk-in wardrobe, radiator.

Bedroom Two
11'7 x 11'5
Double glazed window to front, radiator.

Bedroom Three
8'11 x 8'2
Double glazed window to rear, built in wardrobe, chest of drawers and desk, radiator.

Bathroom
Obscure double glazed window to rear, suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath, tiled shower cubicle, tiled walls, radiator, extractor fan.

Garden
Patio area, shingle, pergola, side and rear access.

Driveway
Situated to the rear of the property providing off road parking space for two small cars.

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.

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 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.



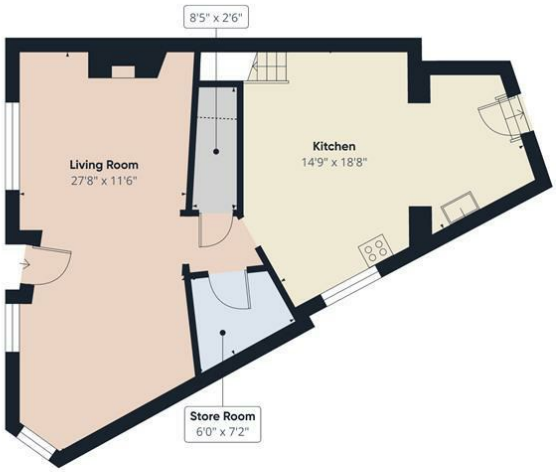










Floor 0



Floor 1

Approximate total area(1)

1127 ft²

Reduced headroom

5 ft²

(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.

GIRAFFE360

Directions

Please use postcode of LN13 9AN to locate the property. What 3 words - bounded.human.motivates

