

12 Christopher Road,  
Alford, LN13 0AB

Reduced To £79,950



\*\*\*REDUCED FROM £84,950 TO £79,950\*\*\* Situated in a residential position convenient for the town centre we offer for sale this two bedroom mid terrace house which requires some modernisation.

The property has the benefit of UPVC Double Glazed windows and doors. Internally the accommodation consists of:

### **Rear Entrance Door to:**

#### **Kitchen**

9'1" x 8'2"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer taps. Gas and Electric cooker points. Part tiled walls.

#### **Sitting/Dining Room**

13'4" x 9'9"

Gas fire. Under stairs storage cupboard. Centre lighting.

#### **Inner Hall**

Staircase to the first floor landing. Cupboard housing the Electric meter and fuse box.

#### **Lounge**

13'4" x 10'10"

Gas fire. T.V. aerial point. Telephone point. Wall and centre lighting.

#### **Landing**

8'1" x 6'1"

Access to the loft area.

#### **Bedroom 1**

13'6" x 11' extending to 12'8"

#### **Bedroom 2**

11'5" x 8'6"

#### **Bathroom**

8'2" x 6'8"

With three piece white suite which consists of a panelled bath with electric shower and screen over, pedestal wash hand basin and w.c. Airing cupboard housing the hot water cylinder with immersion heater.

#### **Utility Area**

9'0" x 8'2"

Plumbing for washing machine.

#### **Gardens**

To the front of the property is a small gravelled garden fronted by a brick wall. To the rear is a long lawned garden with a paved patio area.

#### **Tenure**

Freehold

#### **Council Tax**

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 A

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 462277.

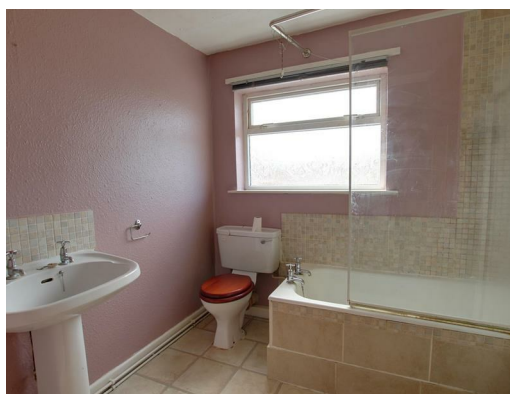
## **Making an offer**

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.

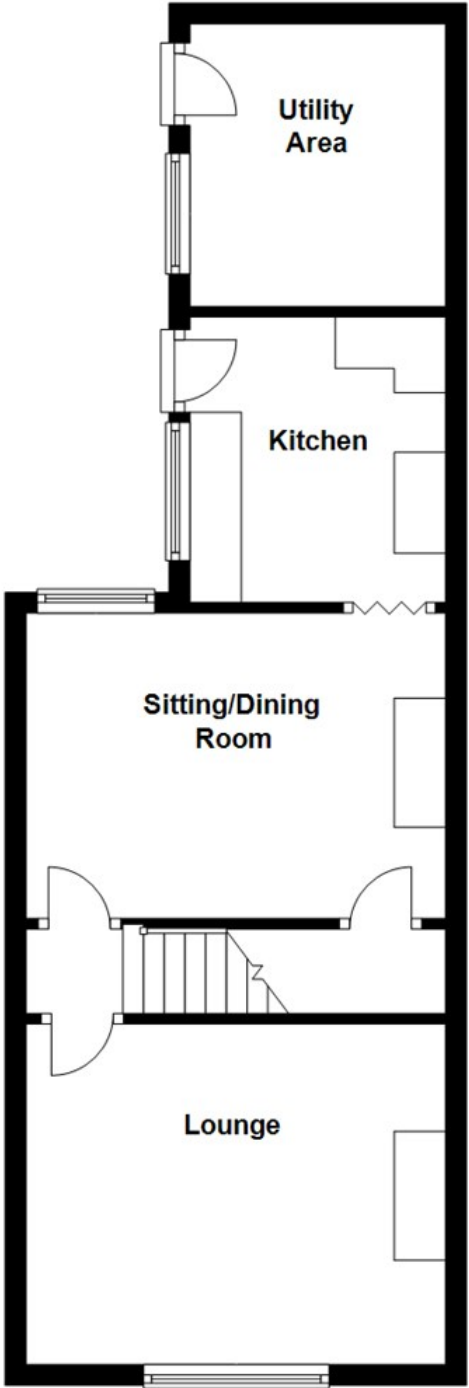
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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.

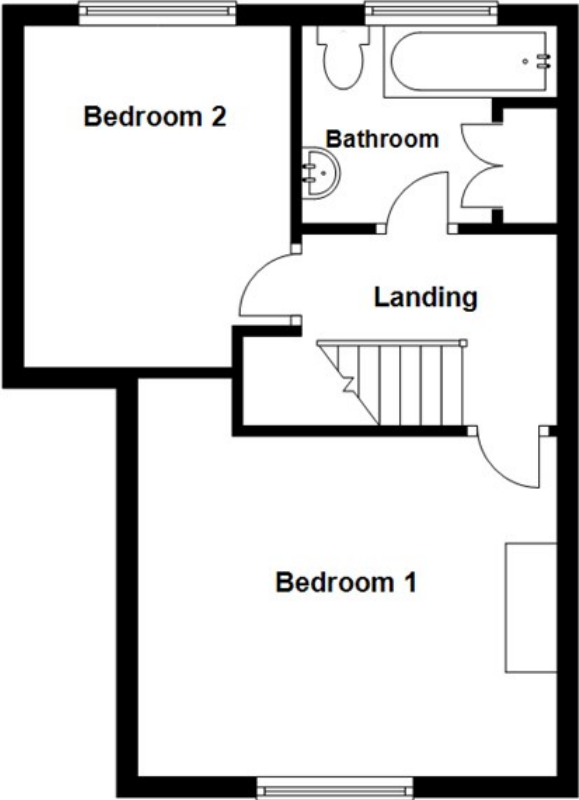




**Ground Floor**



**First Floor**



# Directions

From our Alford office head East to the junction at the Church then turn left onto High Street/West Street. When you reach the Police Station turn right onto Tothby Lane then right again into Christopher Road. Number 12 can be found on your left hand side.

