

17 Conlie Close,
Alford, LN13 9FD

25% Shared Ownership £30,000



Choice Properties offer an ideal opportunity for 1st Time Buyers looking to step on to the property ladder. This spacious modern semi detached two bedroom house with parking is being offered for sale under the shared ownership scheme and is available to buy as a 25% share on a part buy/part rent basis. To book your viewing please call us now.

The property has the benefit of Gas Central Heating and UPVC Double Glazing and internally consists of:-

Entrance Hall

Staircase to 1st floor landing. Under stairs storage area. Smoke alarm. 1 double power point. Radiator. Electric consumer unit. Thermostat control for the central heating.

Cloakroom

7'6" x 3'1"

With w.c. and wash hand basin. Radiator.

Lounge

14'8" x 8'9"

Radiator. 4 double power points. T.V. Aerial point. Telephone point.

Kitchen

15'8" x 9'4" to widest dimensions

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Integrated electric oven and hob with filter hood over. Plumbing for washing machine. Radiator. Extractor fan. 1 single and 4 double power points. Smoke alarm. Gas boiler which supplies the central heating and hot water Programmer controls. Door leading out to the rear ptio and garden.

Landing

7'5" x 6'

Access to loft space. Smoke alarm. 1 double power point.

Bedroom 2

12'10" x 7'10"

Radiator. 2 double power points.

Bedroom 1

15'7" x 11'3" to widest point

Radiator. 3 double power points. Telephone point. Airing cupboard housing the hot water cylinder.

Bathroom & W.C.

With white three piece bathroom suite which consists of panelled bath with electric shower and screen, pedestal wash hand basin, low level flush w.c. Part tiled walls. Electric shaver point. Radiator.

Driveway

There is a tarmac driveway to the side of the property.

Gardens

Leading from the driveway is gated access to the privately enclosed rear garden which is laid to gravel with with a paved patio area for easy maintenance.

Tenure

To be confirmed

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Shared Ownership

The vendor currently own a 25% share of the property with Waterloo Homes and so therefore pay part mortgage - part rent. For further information relating to the shared ownership scheme please contact our Office.

Viewing Arrangements

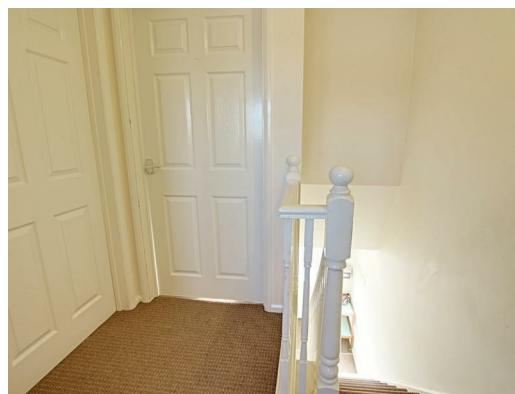
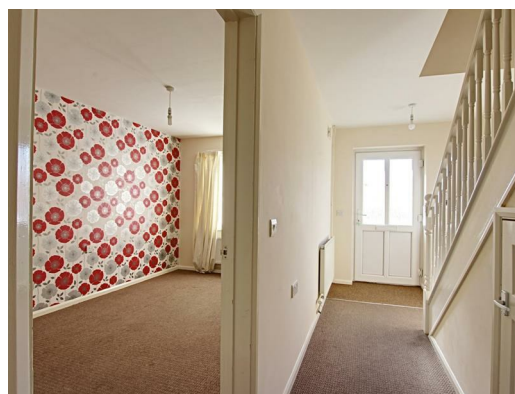
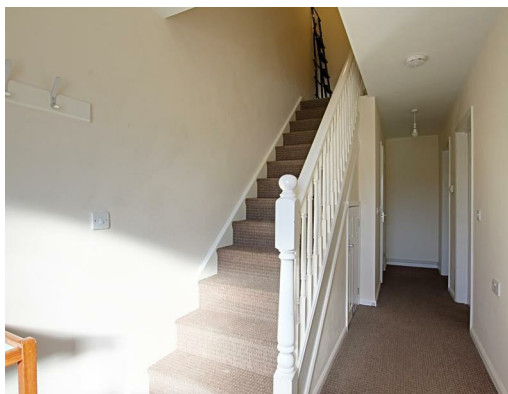
Viewing is by Appointment through our Alford office. Tel 01507 462277

Making an Offer

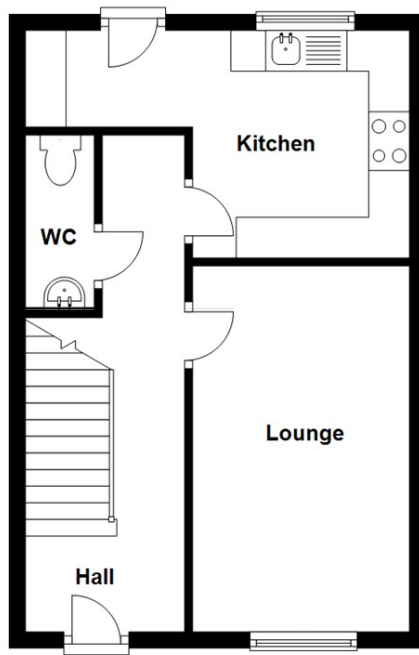
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

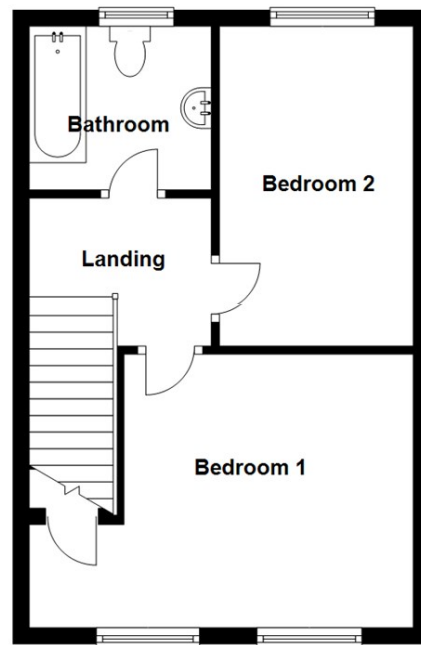
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Take a right out of our Office and head along South street until you reach the left hand turn to Farlesthorne, take a left here and continue along where you will see a right hand turn to Conlie Close, take a right here and number 17 can be found facing you at the bottom of the cul de sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

