

4A West Street,
Alford, LN13 9DG

Reduced To £114,995



REDUCED * WAS £129,950 NOW £114,995***** Choice Properties offer for sale this spacious three bedroom End Terrace house with parking and a garage. The property is situated in a central town centre location convenient for all of the facilities.

The property has the benefit of Gas Central Heating and Part UPVC Double Glazing and the spacious internal accommodation consists of:

Side Entrance Door to:

Entrance Hall

With large understairs cupboard. Door to Kitchen and Door to Lounge.

Lounge

15'2" x 16'0"

Radiator. Power points.

Kitchen/Dining Room

18'4" x 16'0"

Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Part tiled. Wall and base units. Power points. Gas meter box. Door to staircase and landing.

Rear Porch

With rear access door.

Landing

Radiator. Power points. Cupboard. UPVC Double Glazed window.

Bedroom 1

15'2" x 16'0"

Radiator. Power points. Cupboard.

Bedroom 2

16'6" x 9'2"

Radiator. Power points. UPVC Double Glazed window.

Bedroom 3

11'7" x 11'1"

Radiator. Power points. Telephone point. 2 UPVC Double Glazed window.

Bathroom

With white four piece suite which consists of panelled bath, shower cubicle, pedestal wash hand basin and low level flush w.c. Part tiled. Cupboard housing Ideal Gas Boiler. UPVC Double Glazed window.

Driveway

Garage

Gardens

To the rear of the property is an enclosed fenced garden area with Garage to the side.

Tenure

Freehold

Viewing Arrangements

Viewing by Appointment through Choice Properties 16 South Market Place, Alford, Lincolnshire. LN13 9AE Tel 01507 462277

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

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

Making an offer

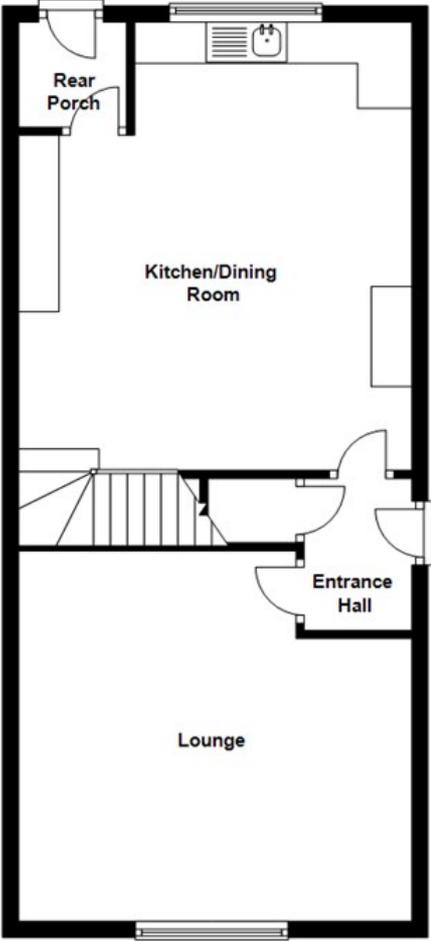
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

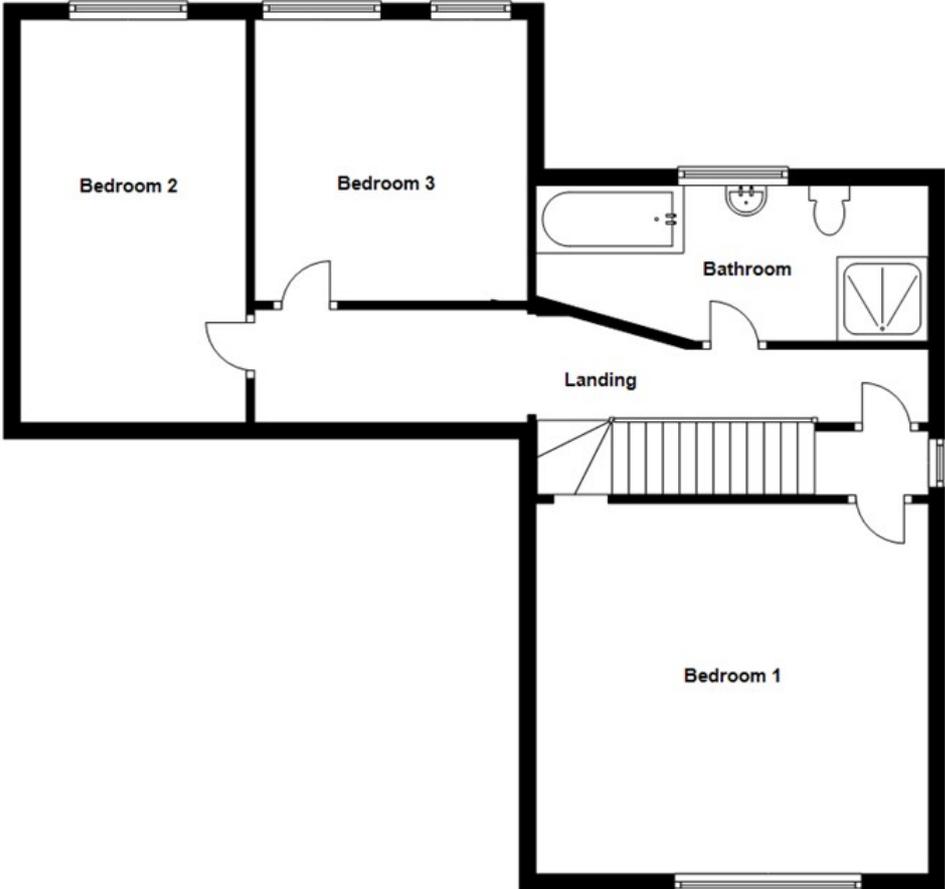
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Turn left out of our Office and head along towards the junction at the Church. Turn left here and no 4A can be found a little way along on the left hand side.

