

65A South Street,
Alford, LN13 9AN

Reduced To £124,950



Situated in a good central location in the historic market town of Alford Choice Properties offer for sale this most spacious three bedroom home. From the exterior this home does not convey the extensive accommodation that this lovely house has to offer. With a private garden and parking we urge you to book your viewing on this property as soon as possible. NO UPPER CHAIN.

With the added advantage of UPVC Double Glazing and Gas Central Heating the well laid out internal accommodation consists of:-

Lounge/Diner

28' x 12'3"

Front UPVC Double Glazed door. With bay window. Feature fire surround. 2 Radiators. Power points. T.V. Aerial point. Cupboard housing electric meter and fuse box.

Kitchen/Breakfast Room

25'11" x 11'5"

Fitted wall and base units with work surfaces over. White sink unit and drainer with mixer tap. Integrated fridge. Electric range oven with 5 ring gas hob. Part tiled walls. Fully tiled flooring. Radiator. Power points. Staircase leading up to the first floor landing. Door leading out to the rear garden.

Inner Lobby Area

With large understairs storage cupboard. Door to:-

Utility Room

6'7" x 6'3"

Saunier Duval Gas combination boiler which supplies central heating and hot water. Programmer controls. Plumbing for automatic washing machine.

Landing

14'4" x 5'

Radiator. Power point. Access to loft space with ladder and lighting.

Bedroom 1

14'4" x 11'9"

Radiator Power points. Walk in wardrobe.

Bedroom 2

11'9" x 11'8"

Radiator. Power points. T.V. aerial point. Fitted storage cupboard.

Bedroom 3

9'0" x 10'0"

Radiator. Power point. T.V. aerial lead. Fitted wardrobes with dresser drawers.

Bathroom

13'6" x 7'

With four piece white bathroom suite which consists of panelled bath, large shower enclosure with mixer shower, wash hand basin set in vanity unit and w.c. Radiator. Fully tiled walls.

Parking Space

With private parking

Garden

To the rear of the property is a privately enclosed garden which has been gravelled for ease of maintenance. The garden is walled with double opening timber gates to the side and a timber gate to the rear giving access to the rear pathway and private parking.

Tenure

Freehold

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 A

Viewing Arrangements

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

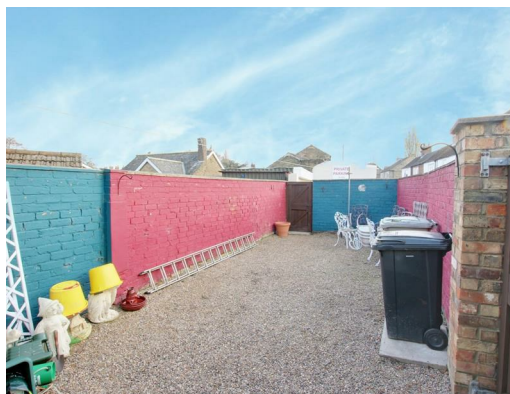
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

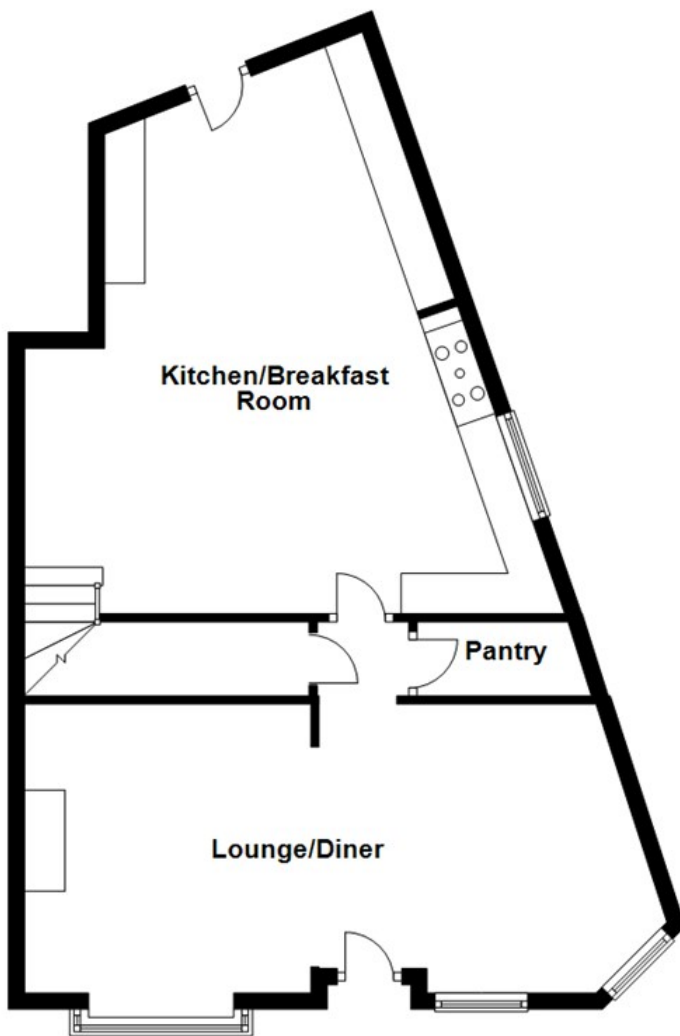
All details also available on our website www.choiceproperties.co.uk

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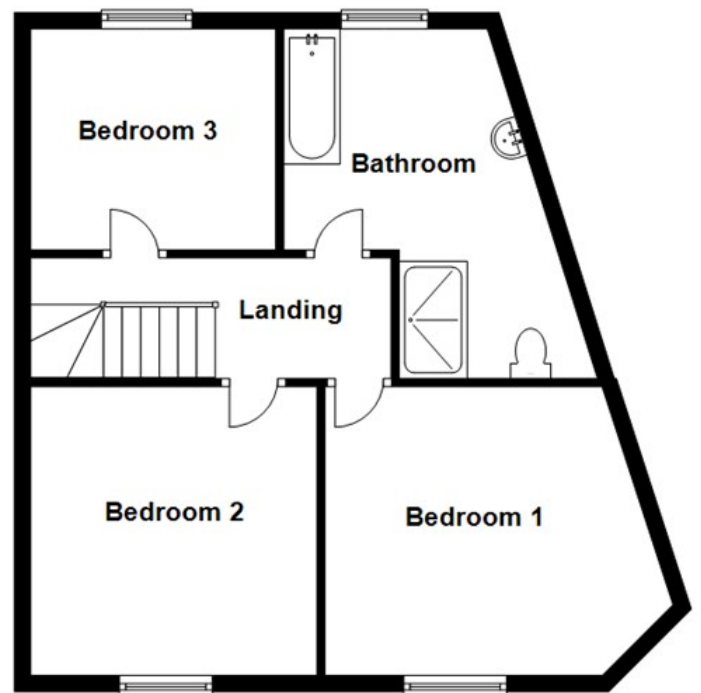




Ground Floor



First Floor



Directions

From our Alford office head south along South Street and number 65A can be found on your left hand side before the junction with Hamilton Road.

