

15 Wood Road,
Alford, LN13 9BA

Reduced To £142,000



Located in a pleasant quiet residential position in the heart of Alford's historic market town, Choice Properties are delighted to present to you this spacious three bedroom semi detached house with two reception rooms and Conservatory. With pleasant gardens and ample parking space, viewing is highly recommended. NO ONWARD CHAIN

The well laid out internal accommodation has the added benefit of Gas Fired Central Heating and UPVC Double Glazed external windows and doors and comprises:-

Entrance Hall

With UPVC Double Glazed Front Door. Radiator. Picture rail. Dado rail. Time control switch for central heating. Power points.

Living Room

12'6" x 13'11"

With attractive feature gas fire set in pine surround. Radiator. Power points.

Dining Room

12'6" x 10'6"

Radiator. Attractive built in pine wall cupboards with matching feature fireplace housing gas fire. Power points. Open plan to:-

Kitchen

6'7" x 13'11"

With one and half bowl white sink unit and drainer. Pine fitted wall and base units with work surfaces over. Integrated fridge and freezer. Radiator. Power points.

Rear Hallway

With UPVC Double Glazed access door.

Sun Room

Radiator. Door to garden.

WC

With w.c.

Utility

5'1" x 8'11"

With plumbing for automatic washing machine. Veismann gas combination boiler which supplies central heating and hot water.

Coal Store

Landing

Bedroom 1

12'3" x 11'9"

Radiator. Power points. Telephone point. Fitted cupboards.

Bedroom 2

9'9" x 12'8"

Radiator. Power points. Fitted cupboard.

Bedroom 3

9'5" x 9'5"

Radiator. Power points. Storage cupboard.

Bathroom

With three piece bathroom suite which consists of low level flush w.c., pedestal wash hand basin and panelled bath.

Driveway

With ample parking space for up to two vehicles.

Gardens

To the front the property is lawned and is bordered with hedging. To the rear is a private well tended garden which is laid mainly to lawn. A garden shed is included in the sale price.

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 and is £1127.20 for 2018

Viewing Arrangements

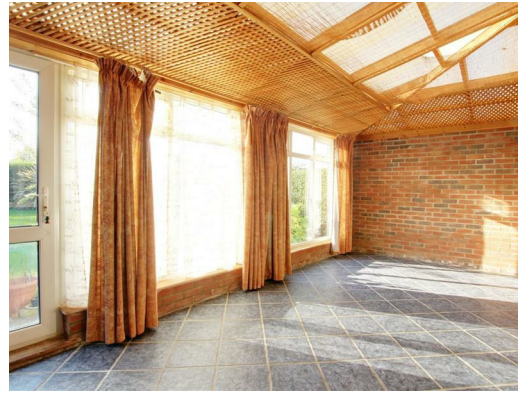
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

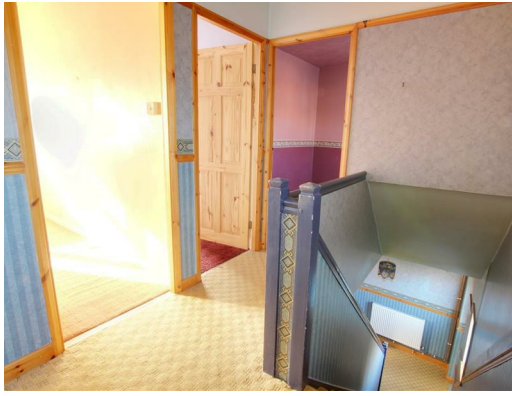
Making an Offer

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.

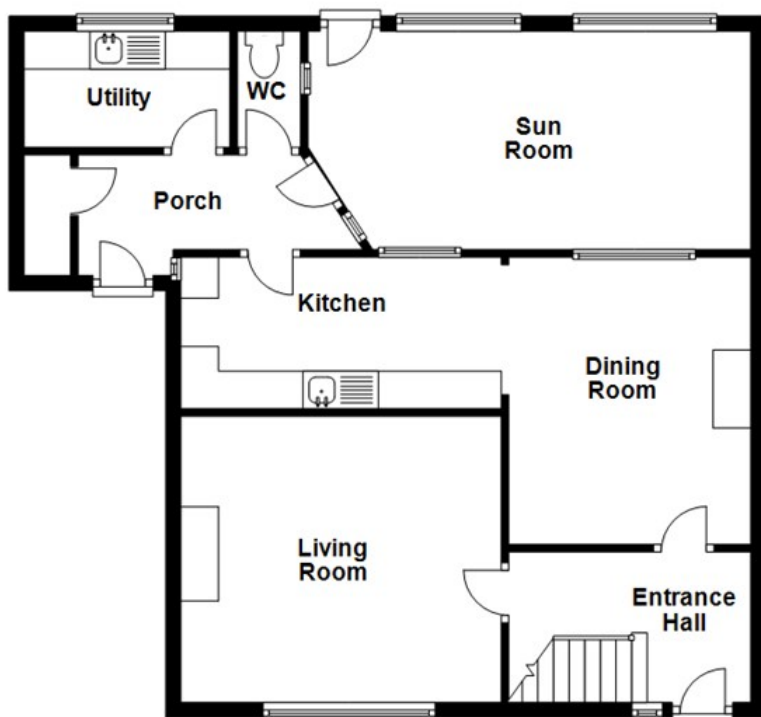
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

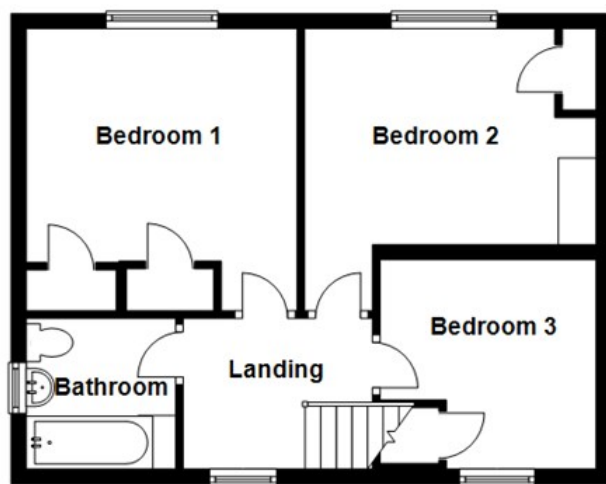




Ground Floor



First Floor



Directions

Take a right out of our Office and head along South Street, you will then see the playing field on the right hand side, just after are some bollards, take a right there into Parsons Lane and then take an immediate left into Holywell Road. Wood Road is the next turning on the left and you will find number 15 half way down on the right hand side.

