

14 Hazel Walk,
Alford, LN13 9BX

Price £122,500



Choice Properties are delighted to offer for sale this modern semi detached two bedroom house. Situated in the historic market town of Alford this lovely home is handy for the local shops, schools and all amenities and we highly recommend viewing this super property.

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

Lounge/Diner

15'9" x 11'7"

With Front Door. 2 Radiators. Power points. Thermostat for central heating. Staircase to Landing.

Kitchen

10'2" x 8'2"

With white gloss wall and base units with work surfaces over. One and half bowl stainless steel sink unit and drainer with mixer tap. Part tiled. Gas Hob with extractor hood over. Electric oven. Electric cooker point. Power points. Radiator. Rear Access door. Door to:-

Cloakroom

With push button flush w.c. Wash hand basin with tiled splashback. Radiator. Extractor fan.

Landing

Double power point. Smoke alarm. Cupboard housing baxi combi boiler which supplies central heating and hot water. Loft access to roof space.

Bedroom 1

10'6" x 11'7"

Radiator Power points. Thermostat control switch.

Bedroom 2

6'7" x 11'7"

Radiator. Power points.

Bathroom

With white three piece suite which consists of panelled bath with shower over and shower curtain. Pedestal wash hand basin. Low level flush w.c. Part tiled walls.

Parking Space

The property has an allocated parking space

Gardens

To the front of the property is an easily maintainable front garden. To the rear is a private garden laid to lawn and made most private with fencing all around. A garden gate gives access to the parking space behind.

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

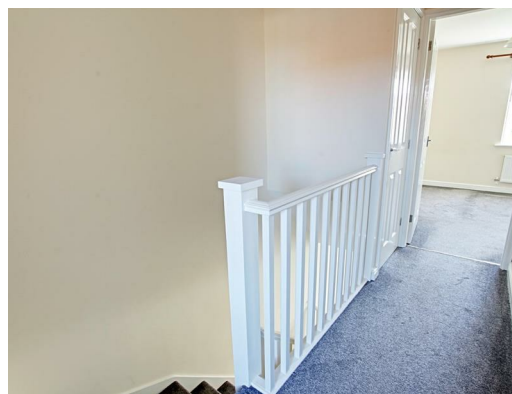
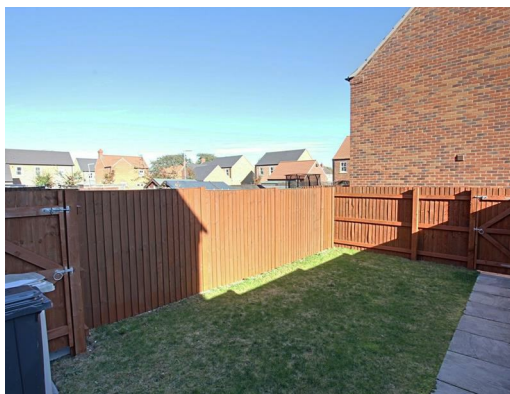
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

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.

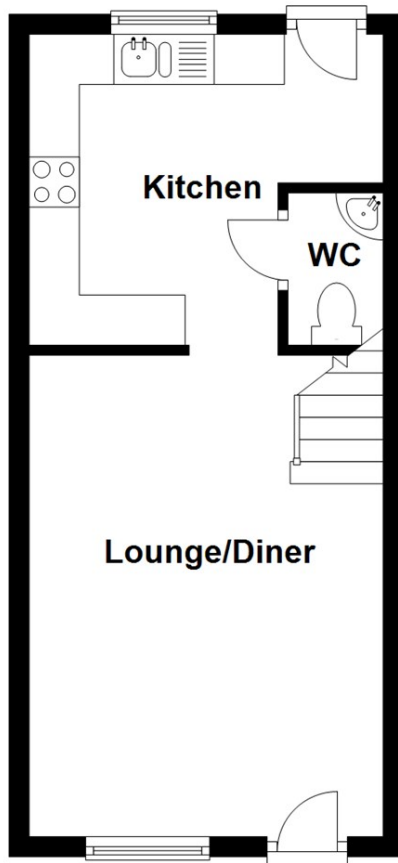
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

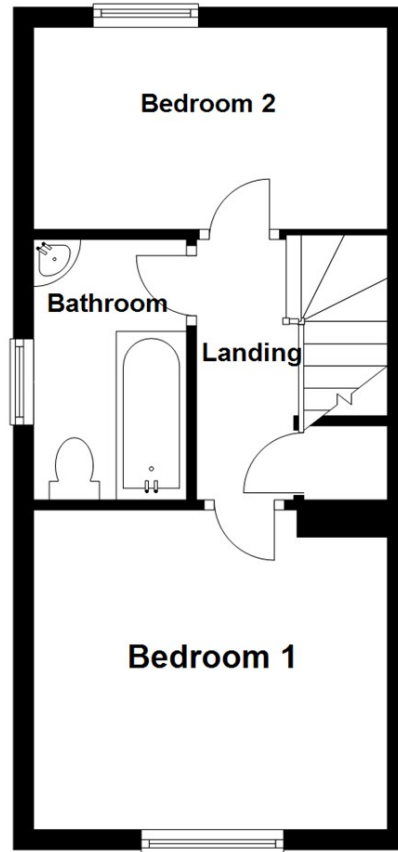




Ground Floor



First Floor



Directions

From our Alford office head South along South Street on to Willoughby Road, take your seventh turning on the right on to Hazel Walk . On your right is the green and 14 Hazel Walk is the second house on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	81	81	(81-91) B	84	84
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

