

21 Hamilton Road,
Alford, LN13 9HF

Price £129,950



Choice Properties are delighted to present to you this beautiful two bedroom semi detached house. With 2 reception rooms and a private garden this gorgeous property is ideally located in the heart of the historic market town of Alford. An ideal home for first time buyers or as an investment property, we highly recommend booking your viewing now.

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

Entrance Hallway

Staircase to 1st floor landing. Cupboard housing Electric meter and fuse box. Smoke alarm.

Lounge

12'03" x 11'08"

Wood burner set in feature brick surround. Radiator. T.V. aerial point. Power points.

Dining Room

13'09" x 9'06"

Fitted storage cupboards. Under stairs storage cupboard housing the Gas meter. Radiator. 1 double power point. Telephone point. Thermostat control for the central heating. Tiled floor. Archway leading into:

Kitchen

11'03" x 8'06"

Fitted wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Plumbing for washing machine and dishwasher. Integrated Electric oven and Gas hob with filter hood over. Integrated Fridge/Freezer. Worcester Combi Boiler supplying central heating and hot water. Tiled floor. Radiator. Power points. Spot lighting. Door leading out to the rear garden.

Landing

Bedroom 1

12'03" x 11'08"

Radiator. 1 double power point. Telephone point. Fitted storage cupboard.

Bedroom 2

10'06" x 9'06" max

Radiator. Power points.

Bathroom & w.c.

6'05" x 5'06"

With three piece white bathroom suite which consists of panelled bath with Electric shower over, pedestal wash hand basin and w.c. with dual push button flush. Radiator. Fully tiled walls.

Gardens

To the front of the property is an easily maintainable garden. To the rear is a private garden with patio area and feature low level wall which opens up to the lawned garden 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 - A Gross amount payable for 2018 is £1,127.20

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.

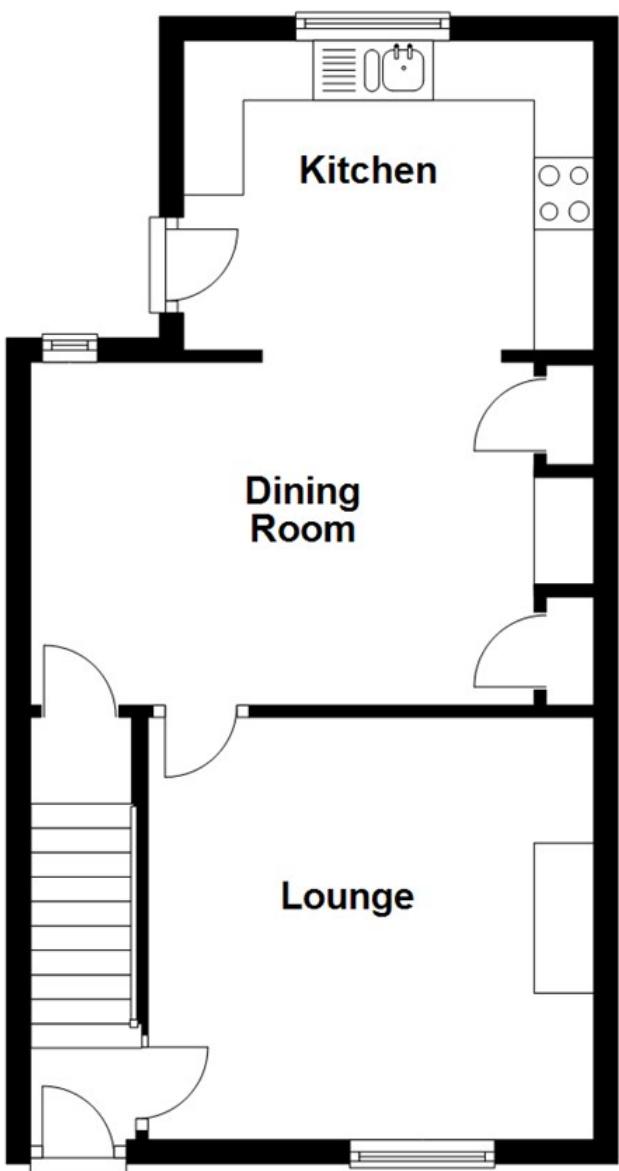
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

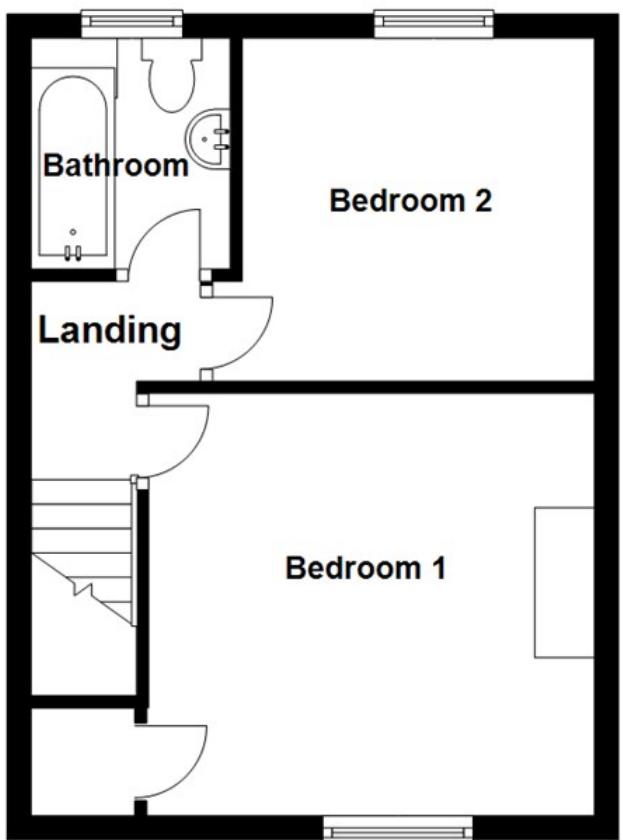




Ground Floor



First Floor



Directions

From our Office turn left and head towards the junction with the Church facing you. Take a left here onto West Street, continue along this road and then take the second left into Hamilton Road, Number 21 is a little way down on the left hand side.

