

12 Park Road,
Alford, LN13 9DW

Price £132,500



Choice Properties are delighted to offer for sale this characteristic semi detached charming two bedroom home tucked away in a quiet central location handy for the local amenities this historic market town has to offer. With the benefit of a Car Port and a pretty enclosed garden this lovely property must be viewed.

This well laid out delightful home has the added benefit of UPVC Double Glazing and Gas Central Heating and internally consists of:-

Entrance Hall

With UPVC Double Glazed front door. Radiator. 1 single power point. Programmer and thermostat control for central heating.

Kitchen

13'10" x 7'5"

With fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Part tiled. Gas cooker point. 4 double power points. Plumbing for washing machine. Radiator. Gas combination boiler which supplies central heating and hot water.

Lounge/Diner

17'10" x 12'11"

Wall mounted electric fire. 2 Radiators. 5 double power points. Fitted storage cupboard.

Landing

Access to loft space. 1 single power point. Fitted storage cupboard.

Bedroom 1

11'1" x 12'11"

Size is approx and measured into the wardrobes. Radiator. 3 double power points.

Bedroom 2

7'6" x 11'1"

Radiator. 1 double power point. Fitted cupboard.

Shower Room

With three piece white suite which consists of large shower enclosure with mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Fully tiled walls. Radiator. Airing cupboard with inset radiator and shelving.

Driveway

Access is gained over the front of number 13 Park Road through wrought iron gates to private driveway and car port.

Car Port

To the side of the property is spacious car port with three sides.

Garden

From the driveway is access to the privately enclosed garden area which is paved with attractive shrubs and plants and includes a brick built store and has the benefit of an outside water tap.

Tenure

Freehold

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 - Gross amount for 2017 is £1076.75

Viewing Arrangements

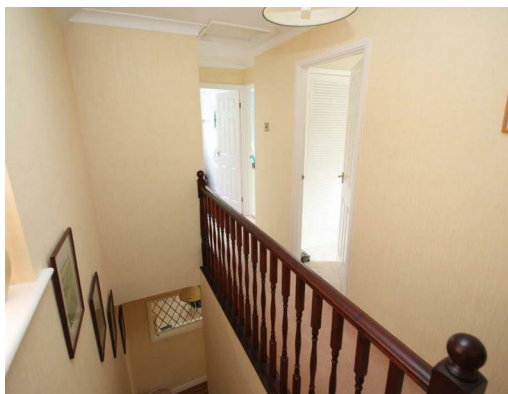
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire, LN13 9AE.
Tel 01507 462277

Making an offer

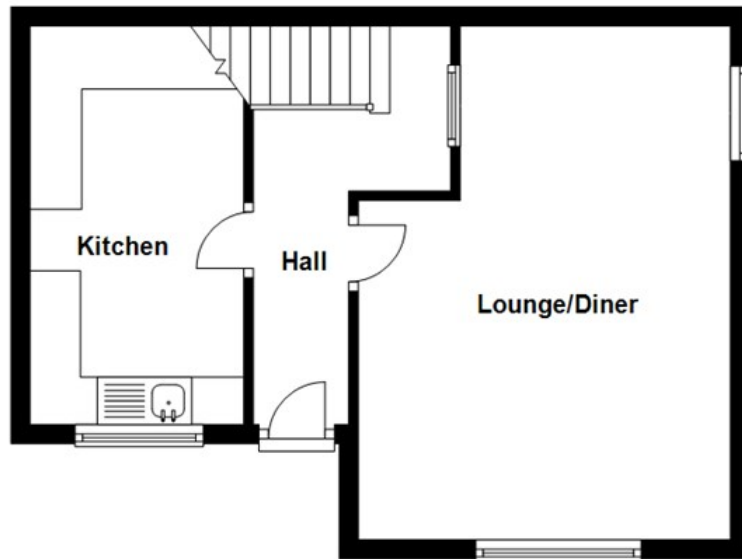
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

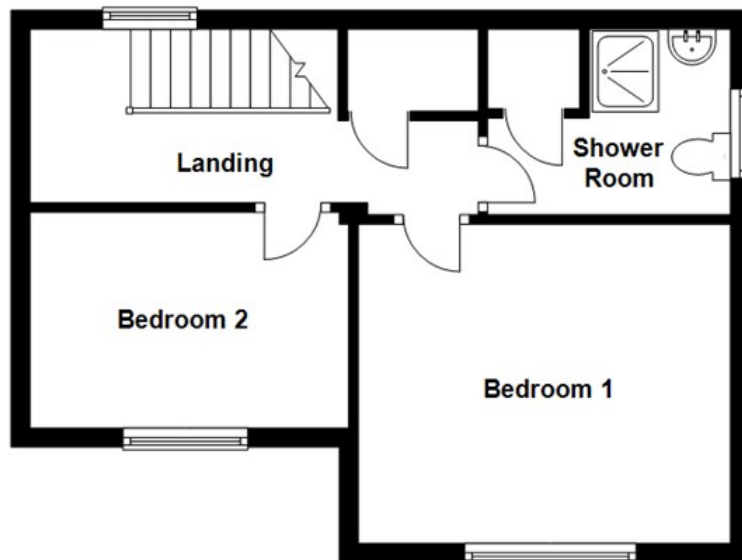
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Turn left out of our Office and head towards the junction where you will see the Church in front of you. Take a left at this junction and continue along West Street, you will come to a pelican crossing and Park Road is on your second right right after this crossing. Turn down this road and you will find no 12 on your right hand side.

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

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

