

West Cottage Chapel Street, Alford, LN13 9DP

Reduced To £130,000



*** £134,950 REDUCED TO £130,000 *** We offer for sale this spacious and well presented two bedroom semi detached house which is located in a secluded position close to the town centre.

The property has the benefit of Gas central heating plus UPVC double glazed windows and doors. Internally the spacious and well presented accommodation consists of:-

Front Entrance Door to:

Entrance Hall

6'5" x 3'9"

Staircase to the first floor landing. 'Karndean' flooring. Radiator.

Lounge

14'0" x 11'3"

Radiator. Programmer and thermostat controls for the central heating. Smoke alarm. 'Sky' connections. Centre lighting. 'Karndean' flooring. Large feature archway giving open plan access through to the Kitchen/Diner.

Kitchen/Diner

14'4" x 7'3"

Modern white gloss wall and base units with work surfaces and matching splashback over. Integrated Electric oven and Gas hob with stainless steel filter hood. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine. Radiator. Large fitted storage cupboard under the staircase. 'Karndean' flooring.

Landing

11'9" x 6'

Smoke alarm. Fitted storage cupboard with access to the loft area.

Bedroom 1

14'9" x 9'

Radiator.

Bedroom 2

8' x 6'6"

Radiator.

Bathroom

8' x 5'

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

Driveway

To the front of the property is a double width paved driveway which is shared with the adjoining property.

Garden

To the front of the property (which is set back off the road) is a paved patio garden fronted by a brick wall. Timber shed.

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.

Tenure

Freehold

Viewing Arrangements

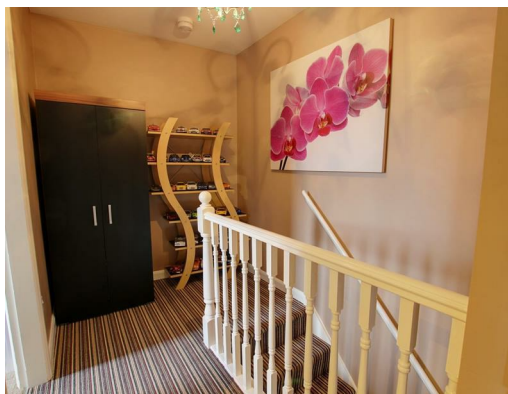
Viewing by appointment through Choice Properties on 01507 462277.

Making an offer

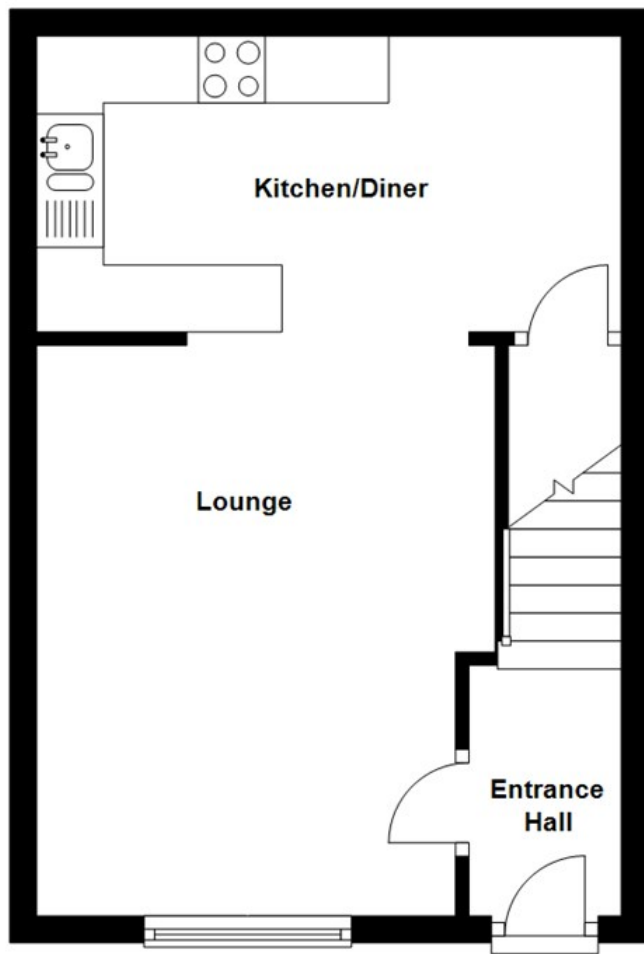
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

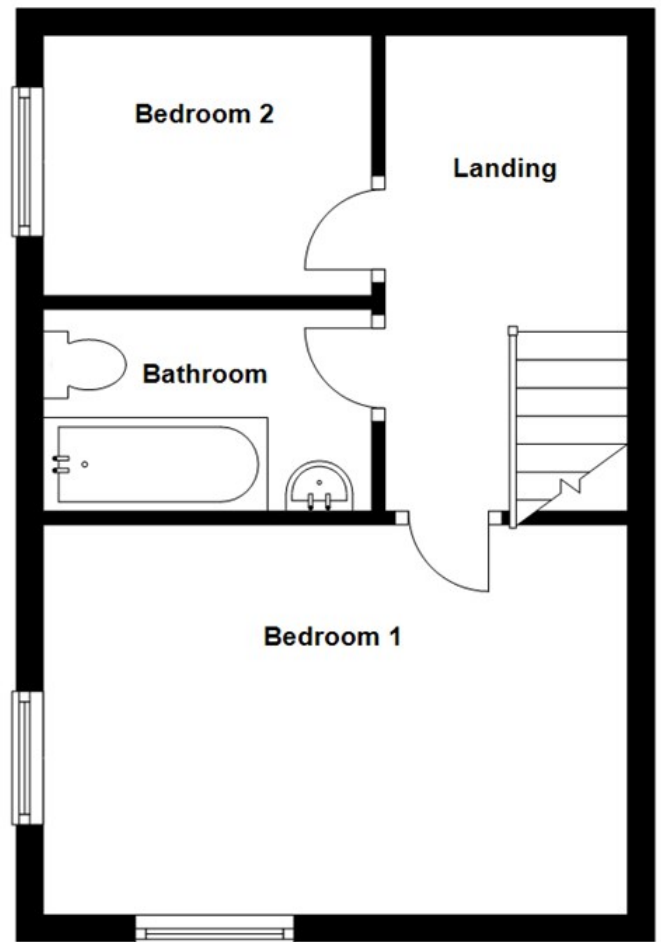
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Ground Floor



First Floor



Directions

From our Alford office head East to the Church then turn left onto the High Street. After the pedestrian crossing turn right into Chapel Street and West Cottage can be found on your left hand side.

