CHOICE PROPERTIES

Estate Agents

17 Alford Road, Sutton-On-Sea, LN12 2HF

Price £145,000

Choice Properties are pleased to bring to the market this delightful four bedroom end terrace house, which offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful retreat while remaining close to local amenities, this property is situated just a short stroll from local amenities. The property features a spacious reception room, kitchen, lounge / dining room and bedrooms. Providing ample space for everyday living. Early viewing is advised!

The Property Ombudsman
naea | propertymark PROTECTED

This generously sized property comprises:

Front entrance
2'11 x 3'11
Door leading to:

Hallway
2'11 x 12'0
Doors leading to:

Kitchen
6'9 x 21'6
Fitted with a range of wall and base units, inset sink with drainer, space for appliances, plumbing for a washing machine, wall mounted combination boiler, door leading to:

Reception room
11'6 x 12'7
Light and airy reception room, featured fireplace, box bay window to the front aspect.

Lounge/ dining room
11'8 x 12'7
Fitted storage cupboards , featured electric fireplace , radiator, double glazed window to the rear aspect.

Landing
5'11 x 12'7
Doors leading to:

Bathroom
7'0 x 12'1
Four peice suite comprises, low level wc, hand wash basin, panelled bath, shower cubicle, partly tiled walls, storage cupboard, frosted double glazed window, radiator.

Bedroom 1
14'11 x 12'7
Spacious double bedroom, two double glazed windows, radiator.

Bedroom 2
8'8 x 12'8
Double bedroom, double glazed window to the rear aspect, radiator.

Landing
5'11 x 12'6
Access to the loft, doors leading to:

Bedroom 3
15'0 x 12'67
Spacious double bedroom, two double glazed windows, radiator.

Bedroom 4
8'6x 12'8
Double bedroom, double glazed window to the rear aspect, radiator.

Garden
Privately enclosed patio area.

Tenure
Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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 B.

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.

Opening hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing arrangements

Contact Choice Properties on 01507 443777

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.

Floor 0

Floor 1

Floor 2

Approximate total area(1)

1297 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Sutton-On-Sea office turn right and continue along the High Street. At the mini-roundabout continue straight onto Alford Road. The property can be found on your left hand side a short way up.