CHOICE PROPERTIES

Estate Agents

11 Staveley Road, Alford, LN13 0PN

Price £225,000

Choice Properties offer for sale this lovely Link Detached 2 Bedroom bungalow situated in a good quiet position in the charming historic market town of Alford. Ideally located for the town's amenities and facilities and Schools this home is to be sold with No Upper Chain. Early viewing is advised.

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

Side Conservatory/Entrance
9'2" x 7'
Side Conservatory with entrance door giving access to the property. Plumbing for automatic washing machine. Power points. Door to:-

Kitchen
12'9" x 8'
With wall and base units with work surfaces over. Stainless steel sink unit and drainer. Part tiled. Radiator. Power points. Door to:-

Inner Hallway
With loft access to the roof space with pull down loft ladder.

Lounge
16'3" x 10'
With gas fire set in feature fireplace. Radiator. Power points.

Bedroom 1
12'3" x 10'
Radiator. Power points.

Bedroom 2
10' x 9'
Power points.

Bathroom & w.c.
6'4" x 6'
With shower cubicle with electric shower. Pedestal wash hand basin. Low level flush w.c. Part tiled.

Driveway
With ample parking space.

Link Detached Garage
26'9" x 8'
With up and over door.

Gardens
The property stands on a good sized corner plot and features an open plan lawn to the front which extends to a gravelled area to the side with a spacious lawned garden to the rear.

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.

Viewing Arrangements
Viewing by Appointment through Choice Properties - Alford 01507 462277

Opening Times
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.

Approximate total area[1]

847.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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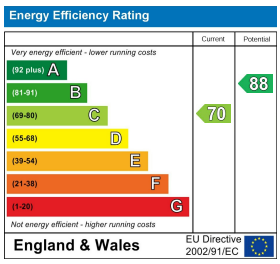
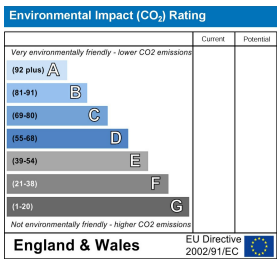
Directions

From our Alford office head East towards the church. Turn left onto High Street/West Street then take your fifth right onto Tothby Lane before turning left into Coles Avenue. Then take the first right into Higgins Road and then first left into Staveley Road.