CHOICE PROPERTIES

Estate Agents

Hildreds House Chapel Street, Alford, LN13 9DP

Price £210,000

Choice Properties are delighted to bring to market this hidden gem of a spacious three bedroom semi-detached house. Offering three bedrooms, lovely living space and a large front garden and rear courtyard. This property is situated in a central position in the heart of the historic market town of Alford which sits at the foot of the Lincolnshire Wolds (an area of outstanding natural beauty). Early viewing is certainly recommended.

This property has the benefit of Gas Central Heating plus wood sash windows & doors. Internally the spacious and well presented accommodation consists of :-

Entrance Hall
11'8" x 8'3"
Radiator. Power Points. Stairs to First Floor Landing.

Reception Room
14'9" x 10'3"
Radiator. Power Points. TV Aerial Point. Electric Fire. Patio Doors to rear Courtyard.

Kitchen/Diner
14'7" x 18'11"
Wall & base units with worksurfaces over. 1.5 Ceramic sink unit with drainer and tap. Plumbing for Washing Machine. Partly tiled. Radiator. Power Points.

Utility
5'1" x 4'9"
Worksurface over space/plumbing for washing machine. Partly tiled. Power Points. Door to Rear Courtyard and door to :

WC
5'1" x 3'2"
Low level flush WC.

Landing
15'0" x 5'9"
Radiator. Power Points. Access to Loft Space.

Bedroom 1
14'9" x 9'8"
Radiator. Power Points.

Bedroom 2
8'2" x 12'8"
Radiator. Power Points. TV Aerial Point.

Bedroom 3
6'3" x 12'7"
Radiator. Power Points.

Shower Room
8'7" x 5'9"
Corner Shower Cubicle, push button flush WC & pedestal wash hand basin with tap. Radiator. Cupboard housing combination boiler. Partly tiled.

Garden & Rear Courtyard
The front garden to this property has been laid to lawn with a lovely feature pond area and decking to the rear. The garden has also been bordered with plants, shrubs and trees. The rear courtyard garden features a patio area and a shed.

Parking
Parking space for two vehicles.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

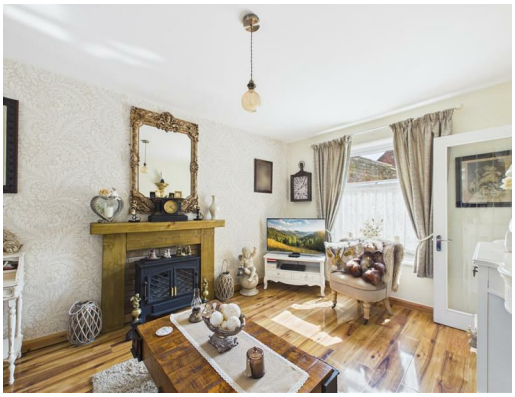
Opening Hours

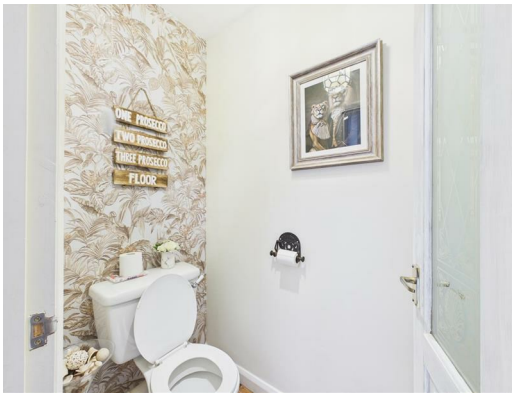
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Making An Offer

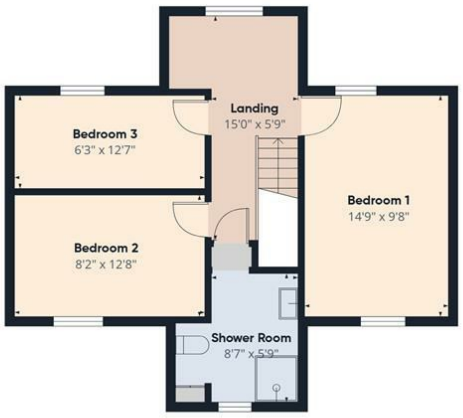
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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




ONE PROSECCO
TWO PROSECCO
THREE PROSECCO
FLOOR

Floor 0



Floor 1

Approximate total area(1)

999 ft²

Reduced headroom

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 Alford office head East to the Church then turn left onto the High Street. After the pedestrian crossing turn right into Chapel Street and 'Hildreds House' can be found a little way down on your right hand side.