CHOICE PROPERTIES

Estate Agents

16 Kennedy Avenue, Alford, LN13 9HL

Asking Price £179,950

Choice Properties are pleased to offer this 3 bedroom semi detached house, ideally located in Alford giving good access to the local shops, public transport, healthcare services and high regarded schools. Accommodation comprising entrance hall, kitchen, utility area, cloakroom, lounge/dining room, landing giving access to three bedrooms and family bathroom. The property also benefits from gardens to front, side and rear, garage and driveway. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Available to the market CHAIN FREE with accommodation comprising :

Entrance Hall
Stairs to first floor landing, under stairs storage cupboard, radiator.

Lounge / Dining Room
22'5 x 8'11
Double glazed windows to front and rear, feature electric fire place, two radiators.

Kitchen
9'5 x 9'4
Double glazed window to rear, door to side, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, part tiled walls.

Utility Room
Wall mounted boiler, space and plumbing for appliance, tiled floor.

Inner Hall
Door to side opening to garden, tiled floor.

Cloakroom
Window to side, high level flush W.C, wash hand basin with mixer tap, tiled walls, tiled floor.

Landing
Double glazed window to side, loft hatch.

Bedroom One
12'7 x 9'11
Double glazed window to front, radiator.

Bedroom Two
12'2 x 9'7
Double glazed window to rear, built in storage cupboard, radiator.

Bedroom Three
9'3 x 5'3
Double glazed window to front, built in storage cupboard, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiled floor, tiled walls, radiator.

Garden
To front, side and rear, lawned area, flowers, trees and shrubs, hard standing area, access to gaarge.

Garage
Up and over door, window to side, door to side.

Driveway
Providing off road parking space.

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 A

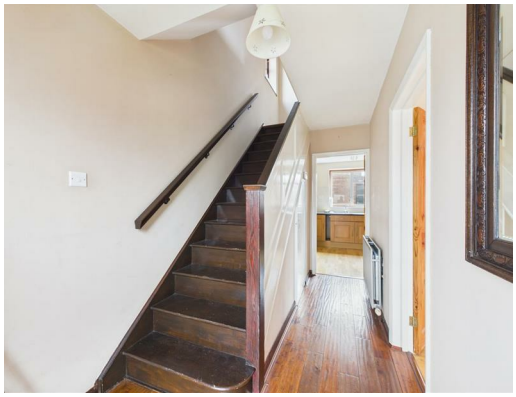
Making An Offer

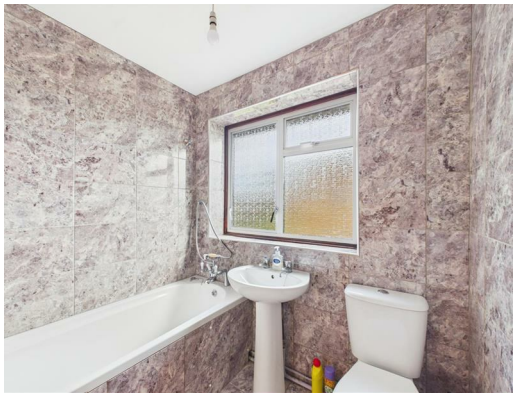
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

Viewing Artrangments

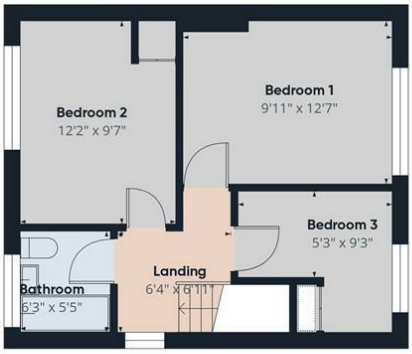
Contact Choice Properties on 01507 462277

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

Approximate total area(1)

844 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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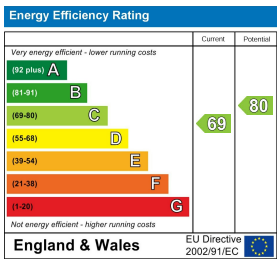
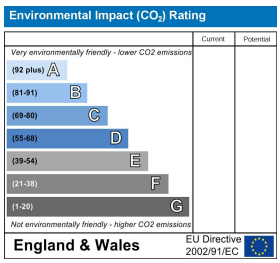
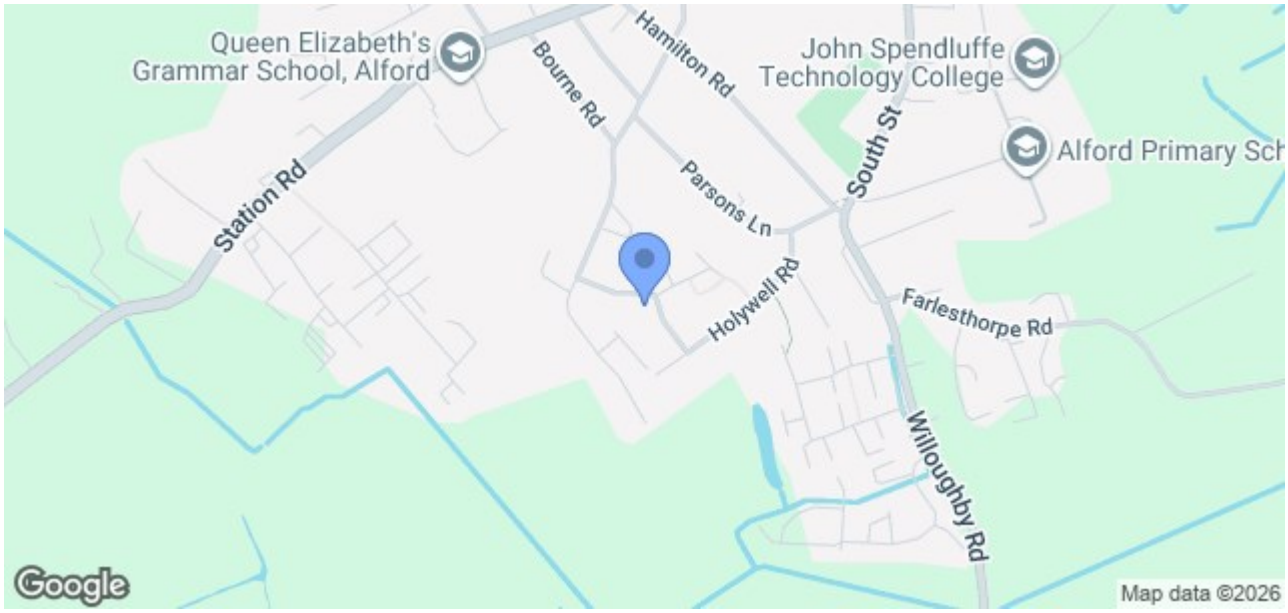
Directions

Exit the office to the right, turn right onto Hamilton Lane, Turn left onto Parsons Lane and Kennedy Avenue can be found on the left hand side.