



# CHOICE PROPERTIES

*Estate Agents*

33 Hazel Walk,  
Alford, LN13 9BX

Reduced To £170,000



With No Upper Chain, Choice Properties are delighted to bring to market this well presented three bedroom semi-detached house located on Hazel Walk situated in the historic market town of Alford. To the interior, the property features a well proportioned Living Room, Kitchen, and Family Bathroom and, to the exterior, boasts a fully enclosed private garden. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and UVPC double glazing throughout, the well presented and abundantly bright internal living accommodation comprises:-

### **Living Room**

15'3 x 15'2

With UVPC entrance door. UVPC bay window to front aspect. Recess under stairs. Consumer unit. Radiator. Laminate flooring. Tv aerial point. Telephone point. Thermostat. Power points.

### **Kitchen**

15'2 x 8'8

Fitted with wall, base and drawer units with worksurfaces over. Four ring gas hob with extractor hood over. One bowl stainless steel sink with mixer tap and drainer. Part tiled walls. Integral oven. Space for fridge freezer. Plumbing for washing machine. Laminate flooring. UVPC French doors leading to rear garden. Door to:-

### **Downstairs WC**

2'11 x 4'8

Fitted with a push flush w.c and a wall mounted wash hand basin with mixer tap. Tiled walls. Extractor. Radiator.

### **Landing**

6'1 x 10'6

Fitted with two large storage cupboards with one housing the gas combi boiler. Access to loft via loft hatch. Power points.

### **Bedroom 1**

7'10 x 13'4

With UVPC window to rear aspect. Thermostat. Radiator. Power points.

### **Bedroom 2**

8'8 x 10'7

With UVPC window to front aspect. Radiator. Power points.

### **Bedroom 3/Office**

7'3 x 7'1

With UVPC window to front aspect. Radiator. Power points.

### **Bathroom**

6'2 x 6'2

Fitted with a three piece suite comprising of panelled bath with shower over and mixer tap, push flush w.c, and a pedestal wash hand basin with mixer tap. Laminate flooring. Tiled walls. Electric shaver points. UVPC window to rear aspect.

### **Garden**

To the rear of the property is a fully enclosed, private, gravelled garden with fencing to the perimeter and also features a paved patio area and a paved footpath which leads from the French doors at the rear of the property to the gated access at the side. The garden faces south-west allowing it to be the perfect space to enjoy summer evenings.

### **Parking**

There are two allocated off the road parking spaces available with the property.

### **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](http://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 Sutton on 01507 443777.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

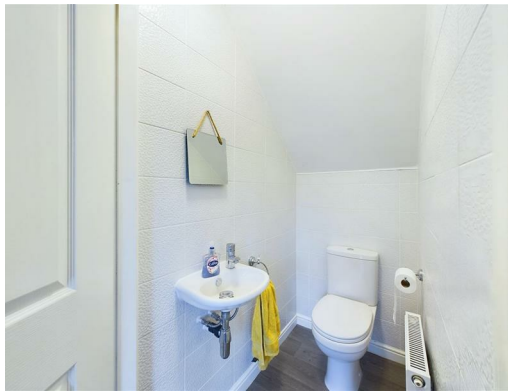
## **Making an offer**

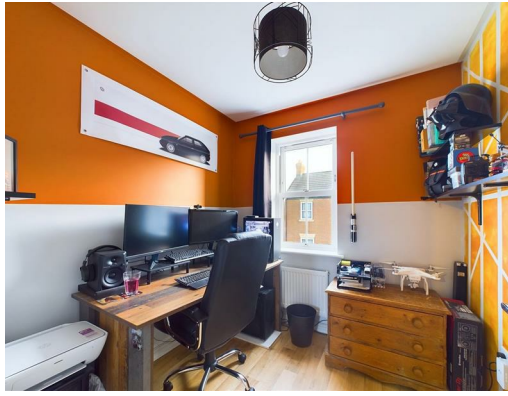
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

## **Website**

All details also available on our website [www.choiceproperties.co.uk](http://www.choiceproperties.co.uk)

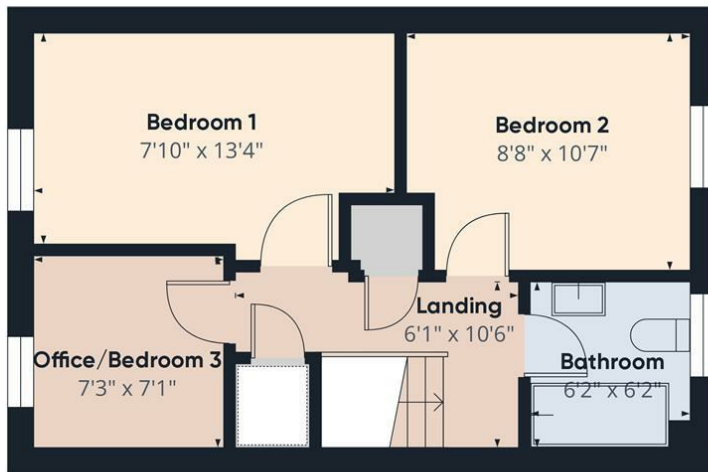
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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<sup>(1)</sup>**  
713.65 ft<sup>2</sup>

**Reduced headroom**  
15.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# Directions

From our Alford Office head south along South Street for 700m then turn right onto Hazel Walk. Take the third left down Hazel Walk and you will find No. 33 immediately on your right hand side at the start of the cul-de-sac.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs		94		Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B		83		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

