CHOICE PROPERTIES

Estate Agents

The Old Bank 1 High Street, Alford, LN13 9DS

Reduced To £275,000

Take a peek inside this former bank and you will find a most stylish residence of grand proportions. This stunning home stretches over 4 floors and incorporates 5 BEDROOMS, 5 RECEPTION ROOMS & LARGE BASEMENT with the original bank vault. This gorgeous residence also features a SPLIT LEVEL ROOF TERRACE, PRIVATE COURTYARD & GARAGE. Situated in the charming historic market town of Alford at the foot of the Lincolnshire Wolds (an area of outstanding natural beauty) this home is also only a short drive away from the coast. With No Upper Chain, Viewing is Highly Recommended.

The current owners have re-furbished this capacious residence to include new windows and electrics and with the benefit of Gas Central Heating the internal accommodation comprises:-

Entance Porch
4'7" x 3'7"
With Front Access door and internal door to Living Room.

Living Room
17'3" x 16'7"
2 Radiators. Power points. Storage cupboard and safe. Suspended ceilings which could be removed to create a more capacious room.

Inner Hallway
44'7" x 4'3"
Staircase to Basement.

Sitting Room
13'5" x 9'3"
New ' Viessmann' gas combination boiler which supplies central heating and hot water to the lower two floors.

Bedroom 4
13'10" x 11'3"
Radiator. Power points.

Bedroom 5
12'7" x 9'3"
Radiator. Power points.

Shower Room
8'3" x 8'2"
With walk in shower. Pedestal sink unit with mixer tap and splashback with mirror over.

Basement
27'1" x 11'5"
Power and Lighting. Storage cupboard. Gas meter.

Store Room 1
5'10" x 6'0"

Store Room 2
7'1" x 8'2"

Vault
10'7" x 13'5"

Side Entrance Hall
External Side Entrance Door. Staircase to first floor. Understairs storage Cupboard. Inner door to inner hall of the ground floor.

1st Floor Landing & Hallway
With staircase to 2nd floor.

Reception Room
17'3" x 14'8"
2 Radiators. Power points. T.V. Aerial point. Fitted storage and shelving.

Bathroom
11'3" x 8'7"
With tiled panelled bath with shower over. Pedestal wash hand basin. Part tiled and part panelled walls. Radiator. Fitted airing cupboard housing the hot water cylinder with immersion heater.

Separate WC
10'4" x 4'1"
Back to wall flush w.c. Part panelled walls.

Study
11'3" x 8'7"
Radiator. Power points. Fitted storage and shelving.

Dining Room
12'4" x 7'8"
Radiator. Power points.

Kitchen
12'4" x 7'8"
With attractive fitted kitchen with ample wall and base units with timber work surfaces over. Part tiled walls. Farmhouse style ceramic sink unit with mixer tap. Gas Range oven with extractor hood over. Gas boiler which supplies central heating and hot water for the upper two floors. Programmer controls. Plumbing for washing machine. Door to roof terrace.

Roof Terrace
13'5" x 14'7"
Pleasant roof terrace with iron staircase leading into the courtyard below.

Roof Terrace
16'7" x 8'2"
The terrace is split into two levels, on this terrace there is the benefit of two brick built store sheds.

2nd Floor Landing
With Radiator. Power points. Access to the loft area.

Bedroom 1
17'3" x 14'9"
With timber floors. Beamed ceilings. 2 square bay windows. Bedroom Feature roll top copper bath recessed into the bay. Radiator. Power points. Feature fireplace. Fitted Wardrobes.

Bedroom 2
14'0" x 12'10"
Radiator. Power points. Fitted storage and shelving. Feature fireplace.

Bedroom 3
10'4" x 8'11"
Radiator. Power points.

Cloakroom WC
5'1" x 3'3"
With w.c. and wash hand basin. Radiator. Part panelled walls. extractor fan.

Outside
To the side of the property is a private enclosed courtyard with iron staircase which gives access to the roof terraces above.

Garage
Garage to the ground floor level of the property.

Tenure
Freehold.

Council Tax
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

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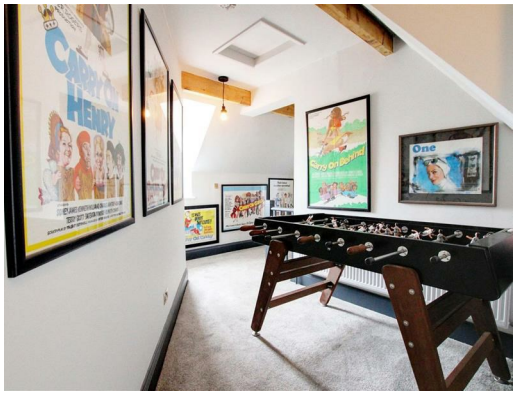
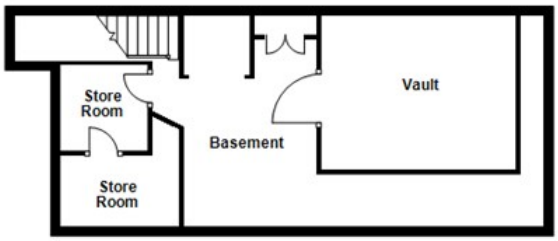

One

PROGRAMME
PIPE
BUSTER KEATON
HARDY
BEVAN
BILLY

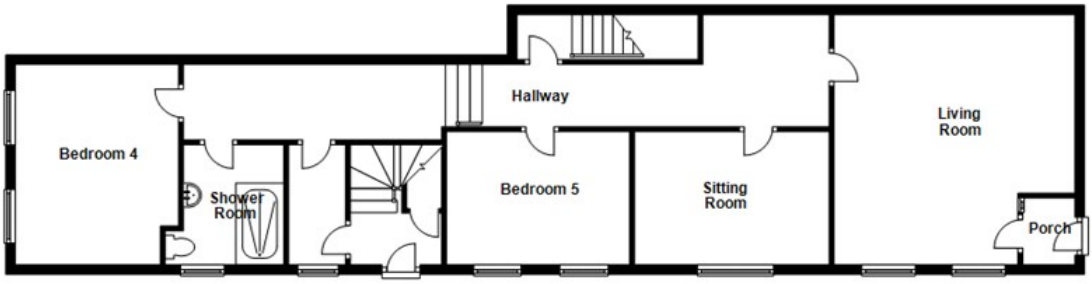
2p PLAY

CHAPEL ST

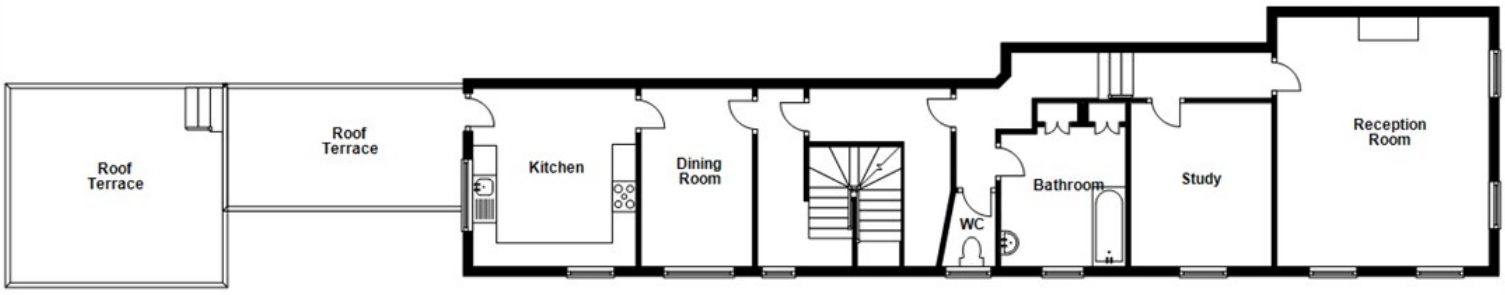
Basement



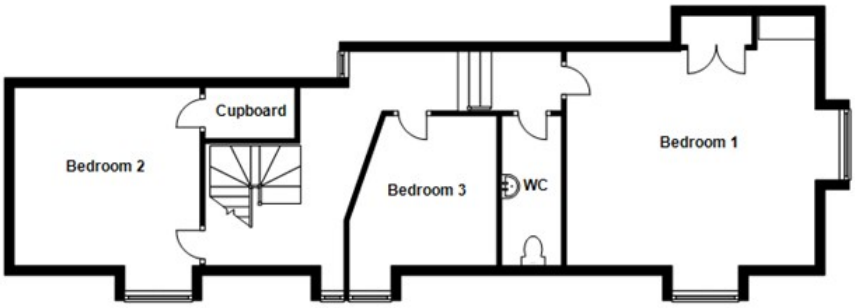
Ground Floor



First Floor



Second Floor



Directions

From our Alford office head north along south market place. At the junction with the church, take a left. The Old Bank will be 100m up on your right.