



# CHOICE PROPERTIES

*Estate Agents*

63 Bridgeways,  
Alford, LN13 9DF

Price £42,500



Choice Properties are delighted to offer for sale a 25% share of this well presented two bedroom semi-detached house, with enclosed garden and two allocated parking spaces. Occupying a pleasant position on the popular 'Bridgeways' development, early viewing is certainly advised! Please note that this is a shared ownership scheme.

Benefitting from gas central heating and uPVC double glazing, this impressive accommodation comprises:

### **Kitchen**

14'7" x 8'7"

Composite front entrance door. Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer with mixer tap, integrated oven and four ring gas hob with extractor over, plumbing for a washing machine, wall mounted electric consumer unit, space for freestanding fridge/freezer. Radiator.

### **Reception Room**

14'7" x 12'9"

Light and airy reception room with double opening patio doors leading to the garden. Staircase to the first floor landing. TV aerial point. Radiator.

### **WC**

2'11" x 5'9"

Fitted with wash hand basin and dual flush wc. Radiator.

### **First Floor Landing**

3'3" x 6'2"

Loft access. Storage cupboard housing the wall mounted combination boiler. Doors to:

### **Bedroom 1**

12'2" x 9'3"

Spacious double bedroom with built in wardrobe. Radiator.

### **Bedroom 2**

8'0" x 10'11"

Double bedroom. Radiator.

### **Bathroom**

6'3" x 5'6"

Fitted with three piece bathroom suite comprising panelled bath tub with taps and shower attachment over, wash hand basin and dual flush wc.

### **Parking**

Two allocated parking space to the front of the property.

### **Garden**

The property benefits from a privately enclosed rear garden with timber fencing to the boundaries, which is laid to lawn.

### **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 A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

## **Making an Offer**

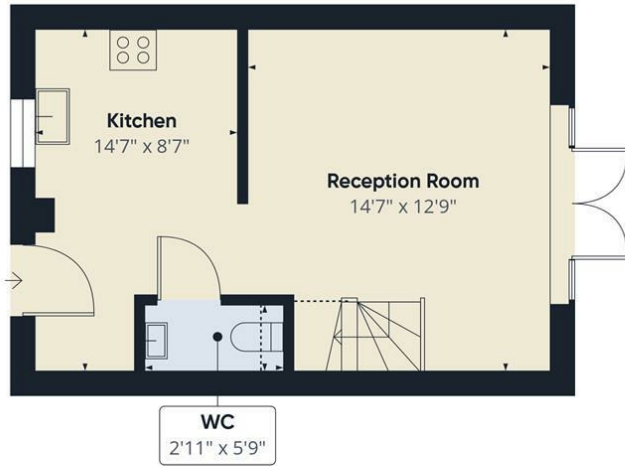
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

589 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(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 South along South Street onto Willoughby Road and take your eighth turning on the right into Bridgeway's. Keep left and follow the road around.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

