



CHOICE PROPERTIES

Estate Agents

33 Hazel Walk,
Alford, LN13 9BX

Price £175,000



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

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.

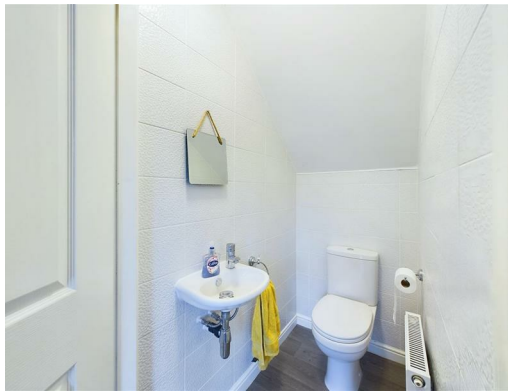
Making an offer

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

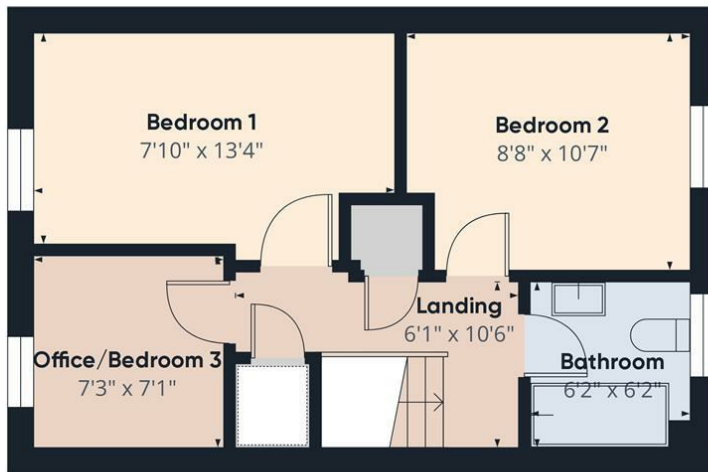
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Floor 0



Floor 1

Approximate total area⁽¹⁾
713.65 ft²

Reduced headroom
15.77 ft²

(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 ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs		94		Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

