CHOICE PROPERTIES

Estate Agents

24 East Street, Alford, LN13 9EQ

Price £179,950



Choice Properties are delighted to market this fully refurbished three bedroom terraced house. Ideally located in the Historic market town of Alford. Quiet off road position offering great access to Alford Town, local schools, shops, public transport and countryside walks. Ready to move in and enjoy with accommodation comprising entrance hall, lounge, kitchen / dining room, landing giving access to three bedrooms and family bathroom. The property also benefits from double glazed windows, gas central heating system, garden and off road parking spaces. An internal viewing is highly recommended. Offered to the market CHAIN FREE.

Ready to move in and enjoy with accommodation comprising :

Hallway
14'1 x 5'9
Doors leading to:

Kitchen/ dining room
Fitted with a range of wall and base units, inset sink with drainer and mixer tap, space for appliances, partly tiled walls, wall mounted boiler, double glazed window to the rear aspect, radiator.

Reception room
14'0 x 10'6
Light and airy reception room, featured fireplace, double glazed window to the front aspect, radiator.

Landing
8'2 x 5'10
Access to the loft, doors leading to:

Bedroom 1
12'11 x 10'5
Double bedroom, double gazed window to the front aspect, radiator.

Bedroom 2
10'9 x 9'9
Double bedroom, double glazed window to the rear aspect , radiator.

Bedroom 3
7'4 x 6'0
Double glazed window to the front aspect, radiator.

Bathroom
7'1 x 6'7
Four piece suite comprising, low level W.C, vanity hand wash basin unit with mixer tap, panelled bath with mixer tap and shower attachment, frosted double glazed window, towel rail.

Outside
Ample outside space, patio area.

Parking
Proving space for off road parking.

Tenure
Freehold.

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth’s Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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 arrangements

By appointment through Choice Properties on 01507 462277

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

















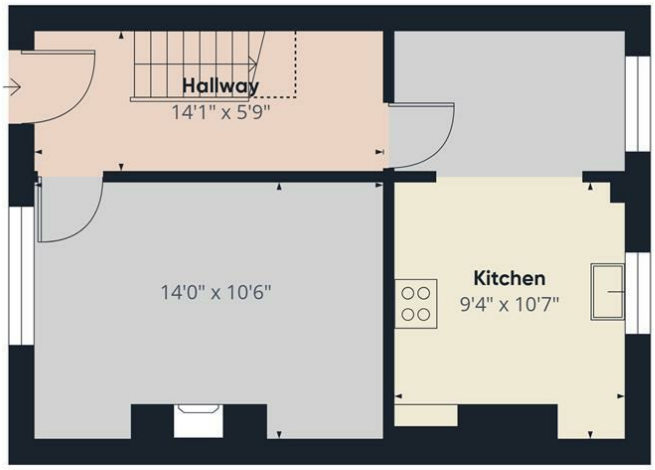




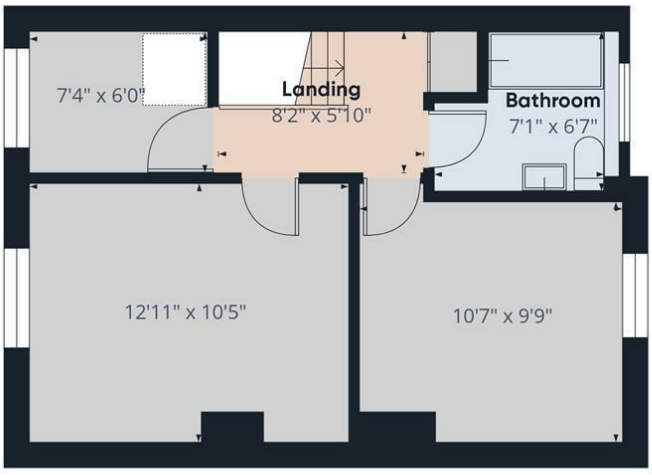








Floor 0



Floor 1

Approximate total area(1)

729 ft²

Reduced headroom

10 ft²

(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

Please use the postcode of LN13 9EQ to locate the property.

