CHOICE PROPERTIES

Estate Agents

49 West Street, Alford, LN13 9EZ

Price £175,000

It is a pleasure for Choice Properties to bring to market this delightful three bedroom terraced town house that was converted from a former shop and flat unit. The residence features well proportioned interior rooms including a kitchen, two reception rooms, two bathrooms, three bedrooms, a utility, and a study. To the exterior, the property boasts a roof terrace and an easy to maintain garden. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating throughout, the recently converted and generously proportioned internal living accommodation comprises:-

Living Room
32'10 x 12'1
Fitted with large dual aspect windows. Two external doors leading to the front of the property. Box unit housing consumer unit. Electric fireplace with quartz hearth and oak mantle. Radiator. Power points. Telephone points. Console for security alarm system. Trap door leading to cellar. Door to hallway. Door to ante room to study.

Hallway
6'1 x 3'0
With external door leading to garden. Staircase leading to first floor landing. Door to living room. Door to sitting room.

Sitting Room
16'5 x 8'6
Fitted with a gas fireplace with quartz hearth and surround and oak mantle. Radiator. Power points. Tv aerial point. Window to side aspect. Door to hallway. Door to kitchen.

Ante Room to Study
9'9 x 2'10
Tiled flooring. Storage recess under stairs. Door to sitting room.

Study
10'3 x 8'5
Fitted desk. Radiator. Power points. Telephone point. Laminate flooring. Access to loft space via loft hatch.

Kitchen
13'6 x 8'1
Fitted with a range of gloss wall and base units with work surfaces over. Space for range cooker. Single bowl stainless steel sink with mixer tap and drainer. 'Baxi' gas combi boiler. Space for under counter fridge freezer. Part tiled walls. Radiator. Power points. Window to side aspect. Door to rear hallway.

Rear Hallway
19'5 x 7'4
With hardwood external door to side aspect. Large wall mounted storage cupboard. Power points. Radiator. Opening to utility area. Internal door to shower room.

Utility Room
8'11 x 8'5
Power points. Plumbing for washing machine.

Shower Room
6'2 x 3'11
Fitted with a three piece suite comprising of a shower cubicle with rainfall shower attachment, a wash hand basin set over vanity unit with waterfall mixer tap, and a back to wall wc. Part tiled walls.

Landing
12'4 x 2'7
Internal doors to bedroom 1 and 3 and bathroom. Window to side aspect providing access to outdoor terrace area.

Bedroom 1
20'8 x 12'0
Double bedroom fitted with dual aspect windows. Fireplace with quartz hearth and hardwood mantle. Radiator. Power points. Tv aerial point. Door to bedroom 3

Bedroom 2
11'0 x 21'9
Double bedroom with window to side aspect. Radiator. Power points. Access to loft via loft hatch.

Bedroom 3
13'7 x 12'0
Double bedroom with window to side aspect. Power points. Door to dressing room.

Dressing Room
6'7 x 3'1
Fitted with clothes rails.

Bathroom
12'8 x 11'0
Fitted with a four piece suite comprising of walk in shower with traditional and rainfall shower attachment, panelled bath with shower attachment, pedestal wash hand basin, and a push flush wc. Frosted window to side aspect. Chrome heated towel rail. Extractor. Storage cupboard with fitted shelving.

Cellar
13'3 x 12'0
Cellar fitted with lighting.

Roof Terrace
A well proportioned roof terrace is accessible via a window on the landing and is positioned on top of the flat roof above the ground floor living space.

Garden
To the front of the property is a small easy to maintain paved patio area.

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

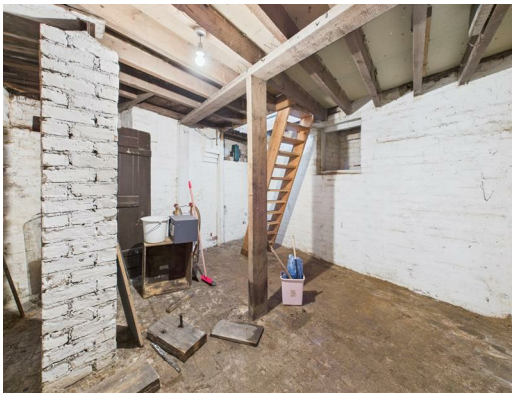
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

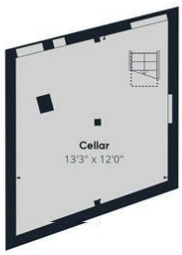
Viewing arrangements
By appointment through Choice Properties on 01507 462277

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

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.

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

Floor 2

Approximate total area[1]

1809 ft²

Reduced headroom

15 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.

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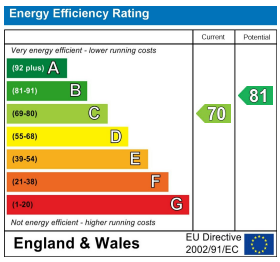
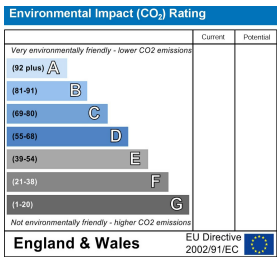
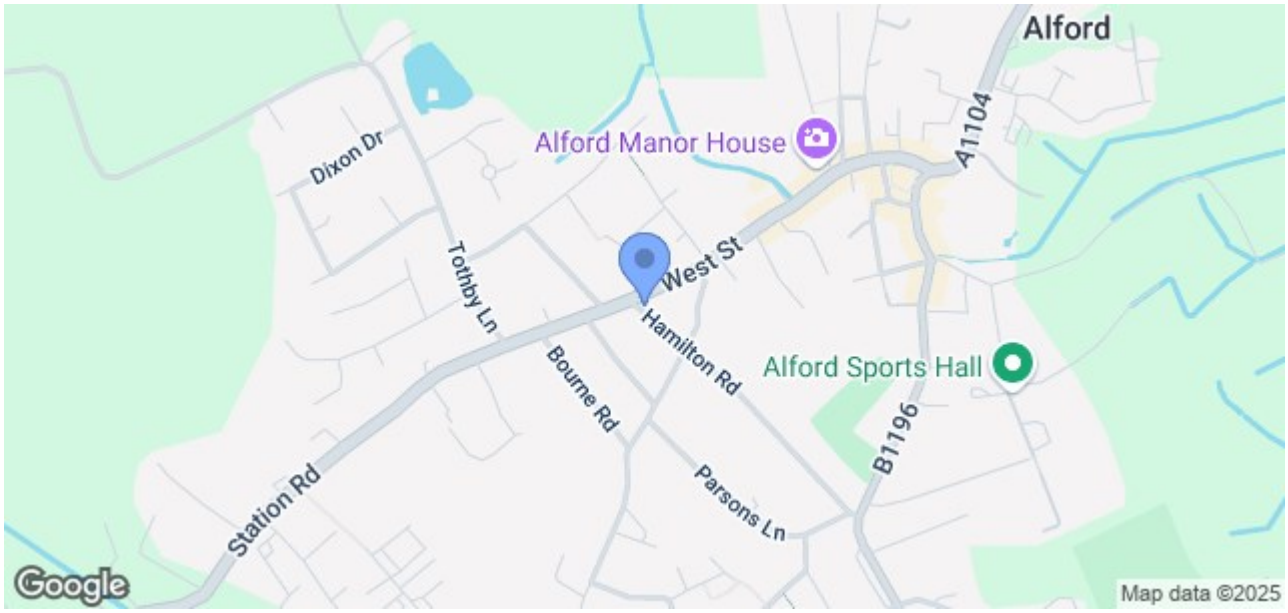
Directions

From our Alford office head towards the Church, at the junction turn left onto High Street/West Street. The property can then be found on your left hand side on the corner of West Street and Hamilton Road.