CHOICE PROPERTIES
ESTATE AGENTS

# 9 Christopher Road, Alford, LN13 0AB

## Price £127,500

Choice Properties are delighted to present to you this spacious 2 bedroom mid-terrace house which has been re-furbished by the current owners. With No Upper Chain this super home features 2 bedrooms, large conservatory and good sized attractive rear gardens. This lovely home is ideally located in the heart of the historic market town of Alford and we highly recommend booking a viewing.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

The Property Ombudsman
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Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

The well laid out internal accommodation is tastefully decorated throughout and with the added advantge of Gas Fired Central Heating and UPVC Double Glazing the internal accommodation consists of:-

**Side Entrance Door to Conservatory**

**Conservatory**
Radiator. Double glazed double opening doors leading out on to the decked area.

**Dining Kitchen**
11'11" x 8'8"
With fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Gas hob with extractor hood over, electric oven. Plumbing for automatic washing machine. Pantry with double sockets and shelving. Electric cooker point. Power points. Valiant Combi Gas Boiler which supplies central heating and hot water.

**Inner Hall**
With staircase to Landing. Landing with Loft access.

**Lounge**
10'10" x 11'11"
With gas fire set in attractive feature surround. Radiator. T.V. Aerial point. T.V. Standing and storage cupboard. Power points.

**Bedroom 1**
10'7" x 11'11"
Radiator. Fitted cupboards. Power points.

**Bathroom**
With three piece white bathroom suite which consists of panelled bath with Mira electric shower over, pedestal wash hand basin and low level flush w.c. Part tiled.

**Bedroom 2**
11'10" x 8'0"
Window to rear, Storage cupboard, double door, door.

**Gardens**
To the front of the property is an easily maintainable garden. To the rear is a private enclosed garden which has been lovingly landscaped by the current owner, which features a sunny decked area and ornamental gravel and garden areas. Outside brick WC with power and lighting, toilet with high level flush and wash hand basin. Sensor light. Outside Tap

**Tenure**
Freehold

**Council Tax Band**
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 A - Amount payable 2020 is £1234.75

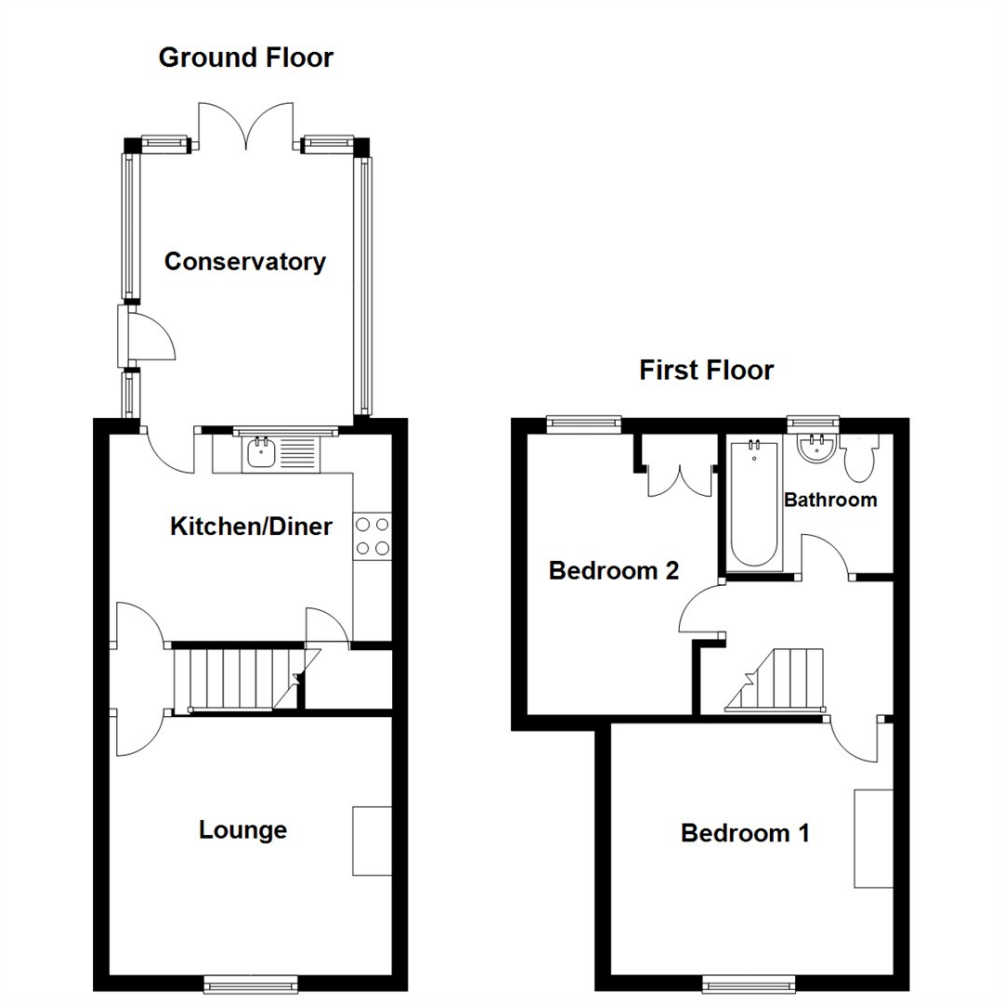
## Viewing Arrangements

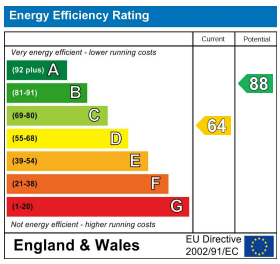
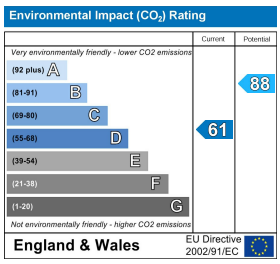
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## 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.


Ground Floor
Conservatory
Kitchen/Diner
Lounge
First Floor
Bathroom
Bedroom 2
Bedroom 1

# Directions

From our Alford office head towards the church then turn left onto High Street/West Street. Take your second turn right into Dashwood Road and follow this road to the bottom. At the end of this road and straigh facing you you will find No 9 Christopher Road