



# CHOICE PROPERTIES

*Estate Agents*

52 Bridgeways,  
Alford, LN13 9FA

Price £210,000



Choice Properties are delighted to bring to market this beautifully presented three bedroom semi detached house situated on Bridgeways located in the historic market town of Alford. The property is flooded with natural light and benefits from bright and airy internal rooms including an open plan kitchen/living area, a downstairs wc, a family bathroom, and three bedrooms. To the exterior, the property boasts a fully enclosed garden and two private parking spaces. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

### **Open Plan Kitchen/Living Area**

16'11 x 24'3

Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood and perspex splashback over. Integral oven. Integral microwave. Integral 'Bosch' dishwasher. Space for fridge freezer. Breakfast bar. Consumer unit. uPVC entrance door. Staircase leading to first floor landing. Under stairs storage cupboard with spot lighting. Large uPVC French doors to rear aspect. Three radiators. Power points. Tv aerial point. Telephone point.

### **WC**

3'0 x 4'10

Fitted with a corner wall mounted wash hand basin with chrome mixer tap and tiled splashback and a push flush wc. Radiator. Frosted uPVC window to front aspect. Spot lighting.

### **Landing**

6'4 x 9'7 (to furthest measurement)

Internal doors to all first floor rooms. Access to loft via loft hatch. Storage cupboard housing the 'BAXI' gas combi boiler. Power points.

### **Bedroom 1**

10'2 x 10'3

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial points. Door to en-suite shower room.

### **Ensuite Shower Room**

10'1 x 2'11

Fitted with a three piece suite comprising of a fully tiled shower cubicle with traditional shower over, a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback, and a push flush wc. Radiator. Electric shaver points. Back lit mirror. Frosted uPVC window to side aspect. Extractor.

### **Bedroom 2**

10'2 x 10'4

Double bedroom with uPVC window to front aspect. Radiator. Power points.

### **Bedroom 3**

6'4 x 6'10

Single bedroom with uPVC window to rear aspect. Radiator. Power points.

### **Bathroom**

6'5 x 5'6

Fitted with a three piece suite comprising of a panelled bath with chrome mixer tap with fully tiled traditional shower over, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Radiator. Frosted uPVC window to front aspect. Extractor.

### **Garden**

To the rear of the property is an easy to maintain garden that is fully enclosed with fencing to the perimeter. The rear garden benefits from both a patio and a decking area which both provide ideal places for outdoor seating. The garden also features a garden shed which provides outdoor storage space. The rear garden can also be accessed directly from the front of the property via a side access gate.

## **Parking**

In front of the property are two tarmac parking spaces.

## **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 B.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 462277

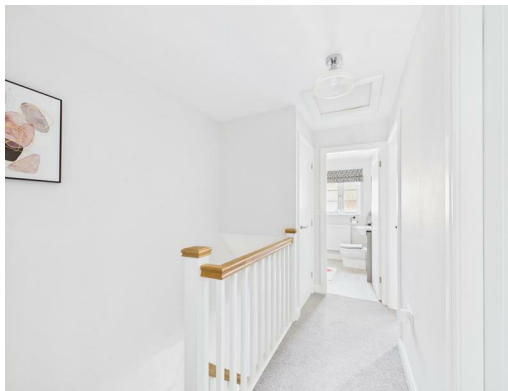
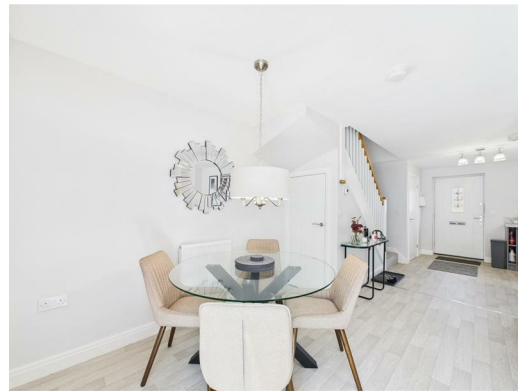
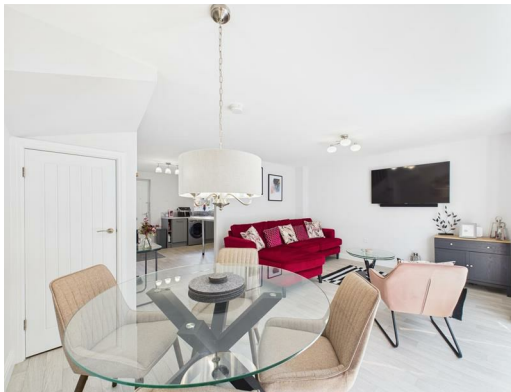
## **Opening Hours**

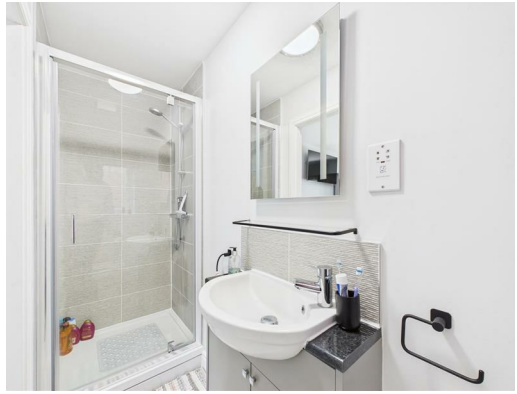
Opening hours - Mon-Fri 9am-5pm  
Saturday 9am-3pm.

## **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.

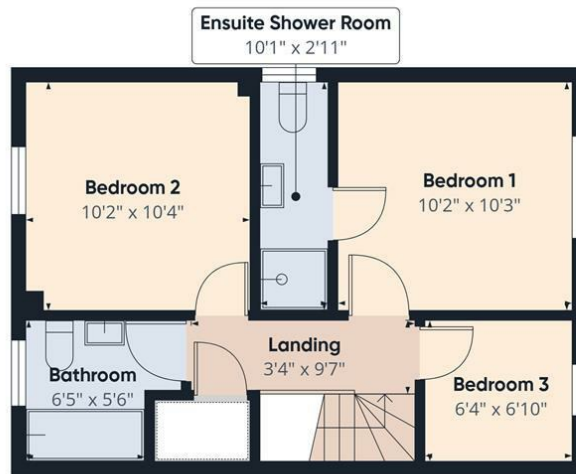








Floor 0



Floor 1

Approximate total area<sup>m</sup>  
771 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 following the Fire Station on your right hand side, take your second turning on the right into Bridgeways. Weave all the way round Bridgeways until the end and you will find the property on your right hand side

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-60) 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			
(55-60) 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	

