CHOICE PROPERTIES

Estate Agents

21 Hamilton Road, Alford, LN13 9HF

Asking Price £145,000

Choice Properties are delighted to offer for sale this well-presented two bedroom semi-detached house, ideally situated in the popular market town of Alford. The property is conveniently located for a range of local amenities, including schools, shops, bus services, parks and healthcare facilities. The accommodation comprises entrance hall, lounge, dining room and kitchen, with the first floor providing two bedrooms and a family bathroom. Externally, the property benefits from a private enclosed garden, providing an ideal space for relaxing and entertaining. An internal viewing is highly recommended to appreciate this lovely home and its convenient location.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman
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Well presented two bedroom home with accommodation comprising :

Entrance Hall
Stairs to first floor landing.

Lounge
12'1 x 11'5
Double glazed window to front, inset wood burner, radiator.

Dining Room
13'7 x 9'5
Double glazed window to rear, built in storge cupboards, under stairs storage cupboard, tiled floor, radiator.

Kitchen
11'1 x 8'5
Double glazed window to rear, double glazed door to side opening to garden, range of eye level and base units, inset sink with mixer tap and drainer, built in oven, hob and extractor fan, space for appliances, tiled floor, wall mounted boiler.

Landing
Giving access to:

Bedroom One
12'2 x 11'6
Double glazed window to front, built in storage cupboard, radiator.

Bedroom Two
9'7 x 9'5
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, panelled bath, shower fitted above bath, glazed shower screen door, tiled walls, radiator.

Garden
Patio area, lawned area, flowers and shrubs, shed, outside tap, side access.

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.

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

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.

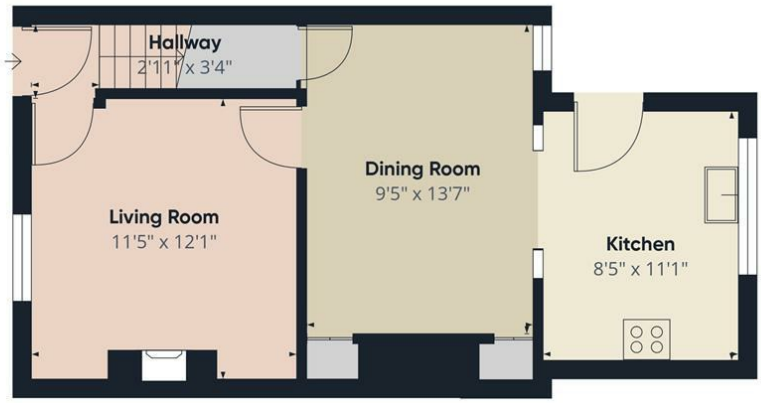
Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

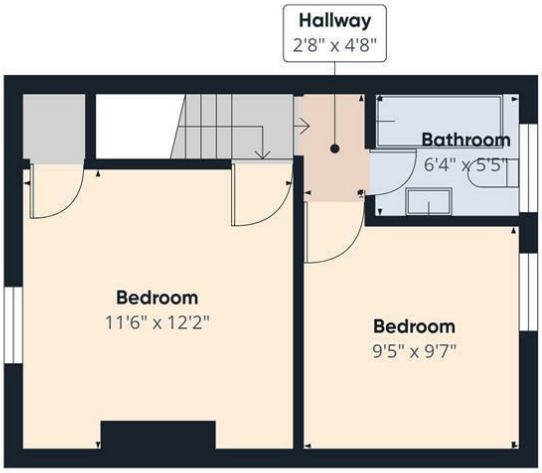
Viewing Arrangements

Contact Choice Properties on 01507 462277

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)

690 ft²

(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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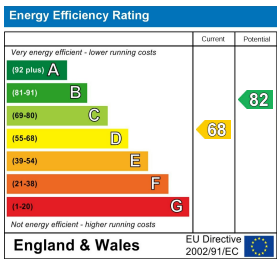
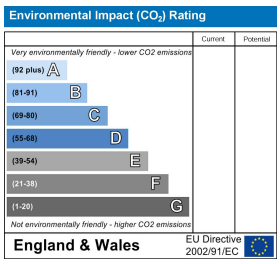
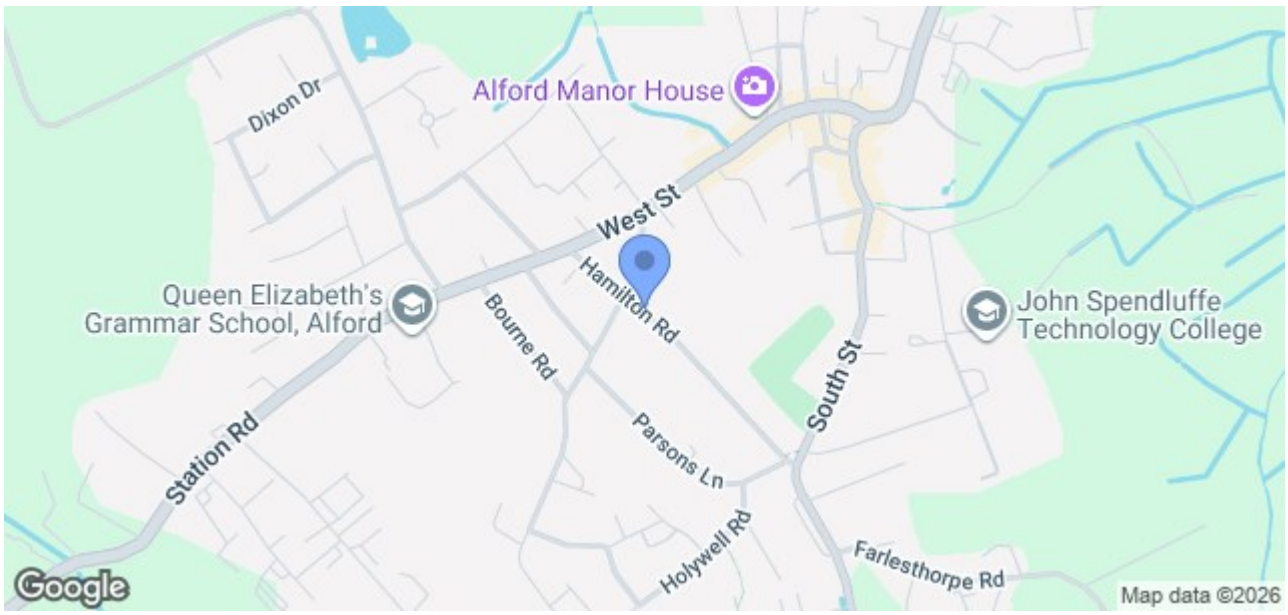
Directions

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