



# CHOICE PROPERTIES

*Estate Agents*

13 Dashwood Road,  
Alford, LN13 0AA

Price £149,950



Choice Properties are delighted to offer for sale this impressive two bedroom semi-detached house, occupying an ideal position just moments away from the town centre and local amenities. Further offering off road parking and a low maintenance rear garden, early viewing is certainly advised.

Benefiting from uPVC double glazing and gas central heating, this well presented accommodation comprises:

### **Reception Room**

14'9 x 14'6

uPVC entrance door. Radiator. TV aerial point.

### **Kitchen**

10'11 x 8'8

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer, plumbing and space for washing machine, integral oven and four ring gas hob with extractor over, space for freestanding fridge/freezer. Wall mounted gas combination boiler. Wall mounted electric consumer unit. Part tiled walls. Radiator.

### **Cloakroom**

Fitted with wc and hand wash basin. Radiator.

### **Landing**

Loft access. Doors to:

### **Bedroom 1**

12'4 x 7'9

Spacious double bedroom. Radiator.

### **Bedroom 2**

Double bedroom. Radiator.

### **Bathroom**

Fitted with a white three piece suite comprising panelled bath tub with taps and mains fed shower over, hand wash basin and dual flush wc. Heated towel rail. Part tiled walls.

### **Allocated Parking Space**

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to paving and gravel for ease of maintenance.

### **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 A.

### **Viewing Arrangements**

Contact Choice Properties Alford - 01507462277

## **Opening Hours**

Monday - Friday: 9am - 5pm

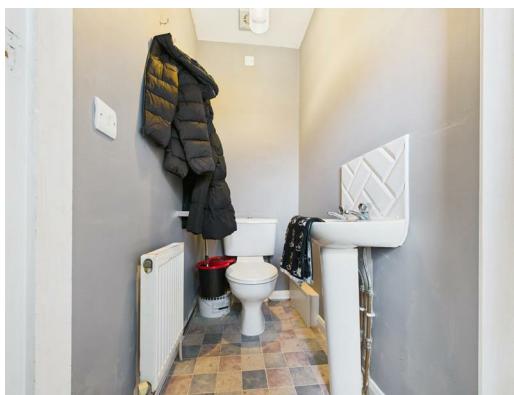
Saturday: 9am - 3pm

## **Making An Offer**

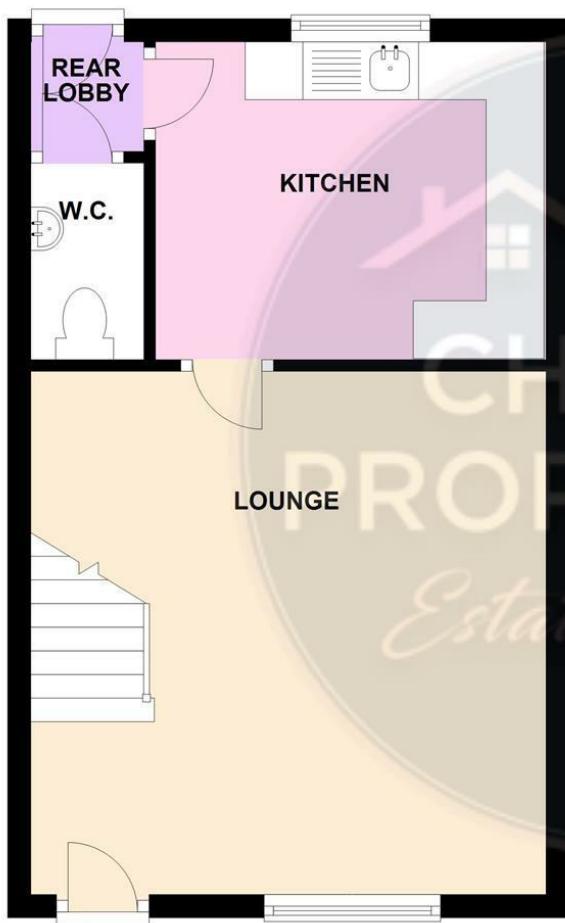
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

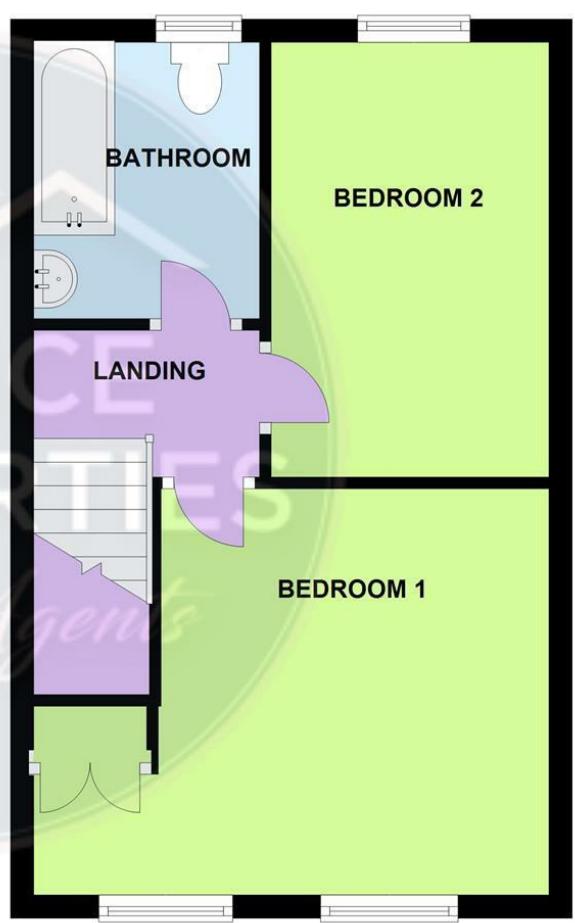
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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**  
APPROX. 353.0 SQ. FEET



**FIRST FLOOR**  
APPROX. 353.0 SQ. FEET



TOTAL AREA: APPROX. 705.9 SQ. FEET

# 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 number 13 can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	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		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

