



CHOICE PROPERTIES

Estate Agents

33 Finsbury Street,
Alford, LN13 9BH

Asking Price £190,000



Choice Properties are pleased to offer this three bedroom semi detached house. Ideally located in Alford giving good access to local shops, public transport, healthcare services and well regarded schools. Spacious accommodation comprising entrance hall, lounge, dining room, kitchen with walk-in pantry, landing giving access to three good size bedrooms and family bathroom. The property also benefits from gardens to front and rear, garage/workshop and gated driveway, an internal viewing is highly recommended. Offered to the market CHAIN FREE.

Perfectly located in Alford with accommodation comprising :

Entrance Hall

Obscure double glazed window to front, stairs to first floor landing, under stairs storage cupboard, radiator.

Lounge

11'5 x 10'9

Double glazed window to front, fire place, radiator, internal glazed sliding doors to:

Dining Room

11'6 x 8

Double glazed window to rear, radiator.

Kitchen

11'6 x 9'4

Double glazed window to rear, double glazed door to side opening to garden, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, space for appliances, walk-in pantry cupboard with double glazed window, part tiled walls, tiled floor.

Landing

Double glazed window to side, loft hatch, radiator.

Bedroom One

11'6 x 10'7

Double glazed window to front, radiator.

Bedroom Two

11'7 x 8'4

Double glazed window to rear, radiator.

Bedroom Three

9'5 x 7'8

Double glazed window to front, built in wardrobe, built in storage cupboard, radiator.

Bathroom

Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, panelled bath with mixer tap, shower fitted above bath, glazed shower screen door, tiled walls, tiled floor, airing cupboard, storage cupboard.

Garden

Gardens to front and rear, lawned area, patio area, flowers, trees and shrubs, side access to rear garden, access to garage/workshop, walled and fenced surround.

Garage / Workshop

Twin opening doors, side access, window, power and light.

Driveway

Gated driveway leading to garage, providing off road parking space.

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 B

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1025 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.

GIRAFFE360

Directions

Exit the office to the right, continue into South Street and Finsbury Street can be found on the left 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

