CHOICE PROPERTIES

Estate Agents

94 West Street, Alford, LN13 9HA

Reduced To £280,000

CHAIN FREE Choice Properties are delighted to offer for sale this spacious four bedroom town house with large living room, open plan kitchen diner, basement and an easily maintainable garden. The property is located in a central position close to all amenities the Historic market town of Alford has to offer. Spanning over 4 floors, you will want to view this superb family home at your earliest convenience.

The property has the benefit of Gas Central Heating and UPVC Double Glazing. Internally the spacious well presented accommodation consists of :

Front Door Entrance
Composite entrance door leading into:-

Hallway
17'9'' x 5'9''
Consumer unit in box unit. Console for security alarm system. Radiator. Power Points. Internal doors leading to all ground floor rooms. Door leading down into Basement.

Basement
16'3'' x 13'2''
with Cinema Lighting, Power Points & TV Aerial Point. Integrated Fridge and Storage. Radiator.

Kitchen
14'7'' x 8'11''
Cream gloss wall & base units with worksurfaces over. 1.5 sink unit with drainer and tap. 5 ring gas hob with extractor hood over. Integrated dishwasher, double oven and microwave. Partly tiled. Power Points. Spot lighting. Smoke alarm. Cupboard designed to house an American style Fridge/Freezer. Cupboard designed to house washing machine and tumble dryer. French doors to Rear Garden.

Dining Room
14'4'' x 11'0''
Beautiful Double sided multi fuel log burner set in Open Fireplace which opens through to Kitchen. Radiator. Power Points. Telephone Point. Storage Cupboard.

Living Room
15'6'' x 15'1''
Beautiful High Ceiling. Bay Window to Front. Radiator. Power Points. TV Aerial Point.

WC
3'0'' x 4'3''
Push Button Flush WC & Wash Hand Basin set in Vanity Unit. Fully Tiled. Spot lighting. Extractor Fan.

Landing
20'1'' x 3'3''
Radiator. Power Points.

Bedroom 1
15'6'' x 15'1''
Beautiful High Ceiling. Radiators. Power Points. TV Aerial Point. Storage Cupboards. Door into :

En Suite
6'0'' x 5'3''
Walk-in corner shower cubicle, push button flush WC & pedestal wash hand basin. Backlit mirror. Fully tiled. Heated towel radiator.

Bedroom 2
14'3'' x 9'9''
Radiator. Power Points. Feature Fireplace.

Shower Room
5'3'' x 5'2''
Large walk-in shower & wash hand basin set in vanity unit. Fully tiled.

Bathroom
6'10'' x 6'8''
Low level flush WC, pedestal wash hand basin with single taps and steps up to a luxury bath with spa features. Fully tiled floor. Heated towel radiator. Feature Fireplace. Storage Cupboards.

Landing
10'10'' x 4'8''

Bedroom 3
13'0'' x 11'10''
Radiator. Power Points. TV Aerial Point. Spot Lighting.

Bedroom 4
11'8'' x 8'9''
Radiator. Power Points. TV Aerial Point. Spot Lighting.

Jack & Jill Bathroom
6'1'' x 8'10''
Push button flush WC, wash hand basin set in vanity unit and bath. Heated towel radiator. Spot lighting.

Garden
The garden to the rear of the property has been block paved and laid with artificial grass for ease of maintenance. There is a secure gate to the garden which allows additional parking if necessary. Outside lighting and water tap.

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

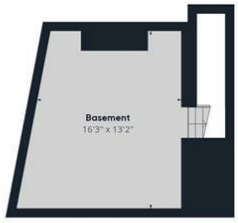
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.

Viewing Arrangements
Viewing by Appointment through Choice Properties, Alford - Tel 01507 860033.

Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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

Floor 2

Floor 3

Approximate total area(1)

1928.14 ft²

Reduced headroom

66.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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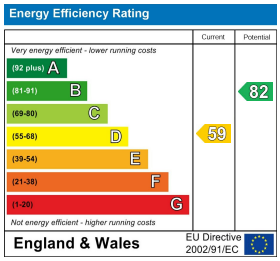
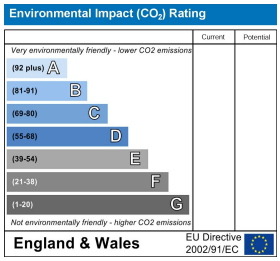
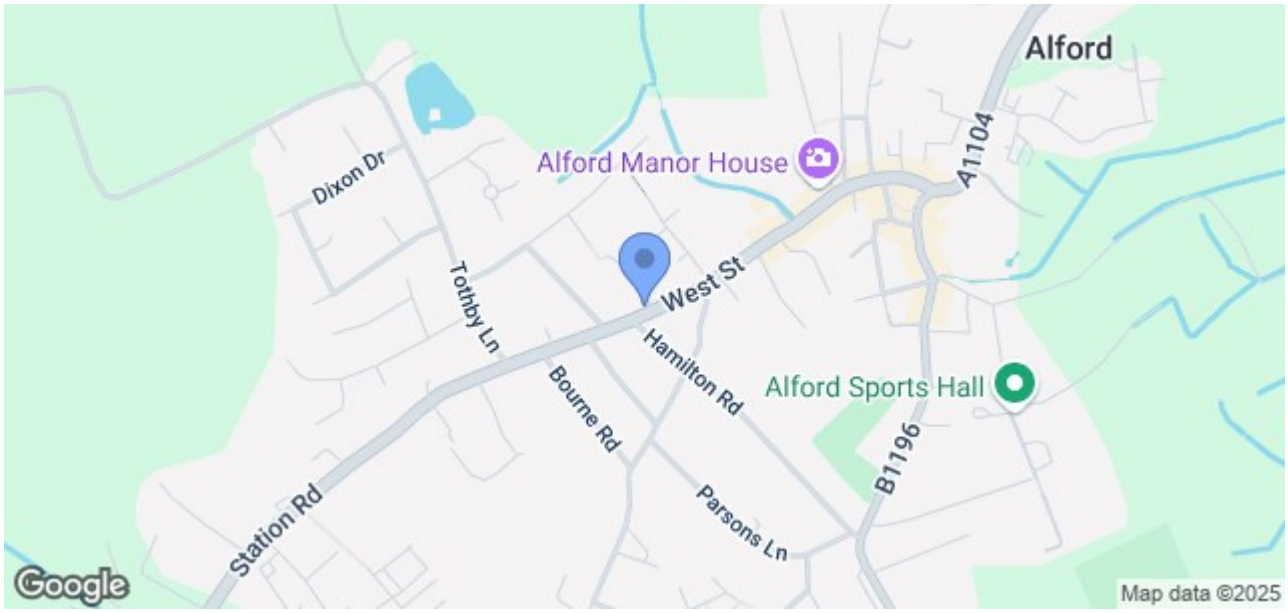
Directions

From our Alford office, head towards the Church and turn left onto West Street. Continue along this road until you find number 94 on your right hand side.