CHOICE PROPERTIES

Estate Agents

57A Bridgeways, Alford, LN13 9DF

Asking Price £169,000



Choice Properties are delighted to offer this modern and well presented two bedroom semi detached house. Ideally located on the popular modern Bridgeways development giving good access to Alford town, parks, healthcare services, schools and public transport. Accommodation comprising kitchen, lounge, cloakroom, landing, two good size bedrooms and bathroom. The property also benefits from gardens to front and rear and two allocated parking spaces. An internal viewing is highly recommended. Offered to the market chain free. More details to follow....

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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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Modern and well presented two bedroom semi detached house with accommodation comprising :

Entrance
Front door to:

Kitchen
Double glazed window to front, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in microwave oven, space for appliances, part tiled walls, radiator.

Lounge
Double glazed windows to rear, double glazed French doors to rear opening to garden, radiator.

Cloakroom
White suite comprising low level W.C, wash hand basin with tiled splash back, radiator.

Landing
Airing cupboard, loft hatch.

Bedroom One
Two double glazed windows to rear, built in wardrobes, radiator.

Bedroom Two
Double glazed window to front, radiator.

Bathroom
Obscure double glazed window to front, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath with mixer tap, shower fitted above bath, part tiled walls, radiator.

Garden
Laid to stone, fenced surround.

Two Allocated Parking Spaces
Situated to the front of the property.

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.

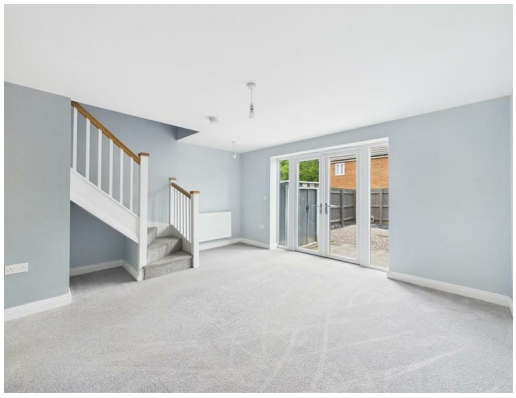
Opening Hours

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

Viewing Arrangments

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.



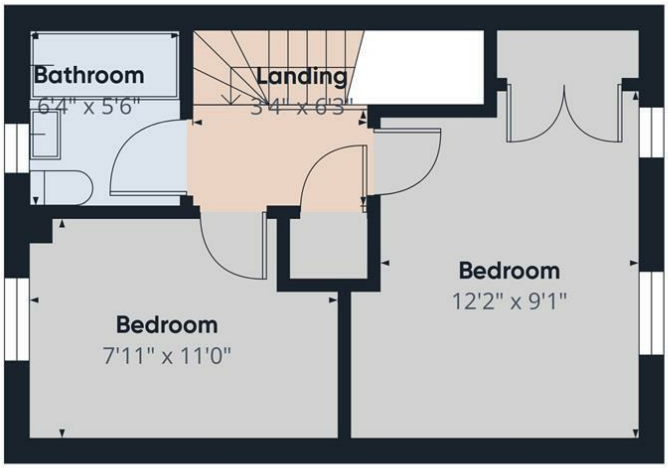









Floor 0



Floor 1

Approximate total area(1)

589 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Exit the office to the right, continue along the road and Bridgeways can be found on the right hand side.

