CHOICE PROPERTIES

Estate Agents

22 Hanby Lane, Alford, LN13 9BN

Asking Price £120,000

Choice Properties are pleased to offer this two bedroom mid terraced house. Ideally located in Alford giving good access to local shops, public transport, healthcare services, schools and parks. Accommodation comprising entrance hall, lounge, dining room, kitchen, landing, two bedrooms and bathroom. The property also benefits from gardens to front and rear. Offered to the market CHAIN FREE. An internal viewing is highly recommended.

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

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The Property Ombudsman
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Offered to the market chain free with accommodation comprising :

Entrance Hall
Stairs to first floor landing,

Lounge
11'5 x 9'10
Double glazed window to front, radiator, open plan to:

Dining Room
14'9 x 10
Double glazed window to rear, under stairs storage cupboard, base level units, worktop space, under stairs storage cupboard, radiator.

Kitchen
8'1 x 6'2
Double glazed window to rear, double glazed door to side opening to garden , stainless steel sink, space for appliances, radiator.

Landing
Access to:

Bedroom One
11'3 x 9'11
Double glazed window to front, built in storage cupboard, radiator.

Bedroom Two
10' x 8'5
Double glazed window to rear, 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, tiled walls, tiled floor, radiator.

Garden
Mainly paved, store, rear access, walled and fenced surround.

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

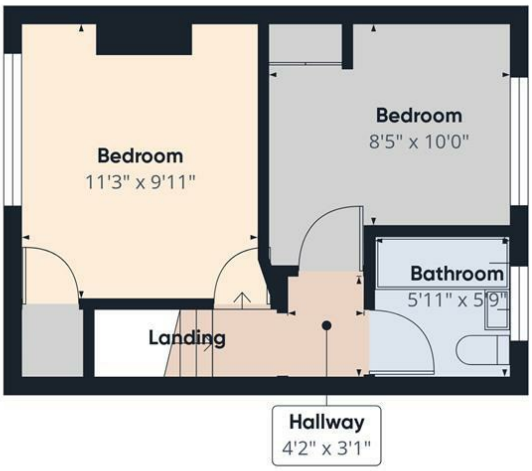
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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)

603 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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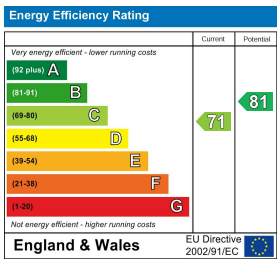
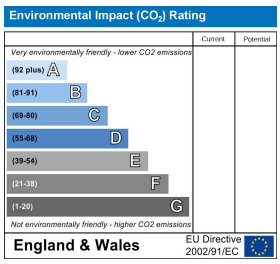
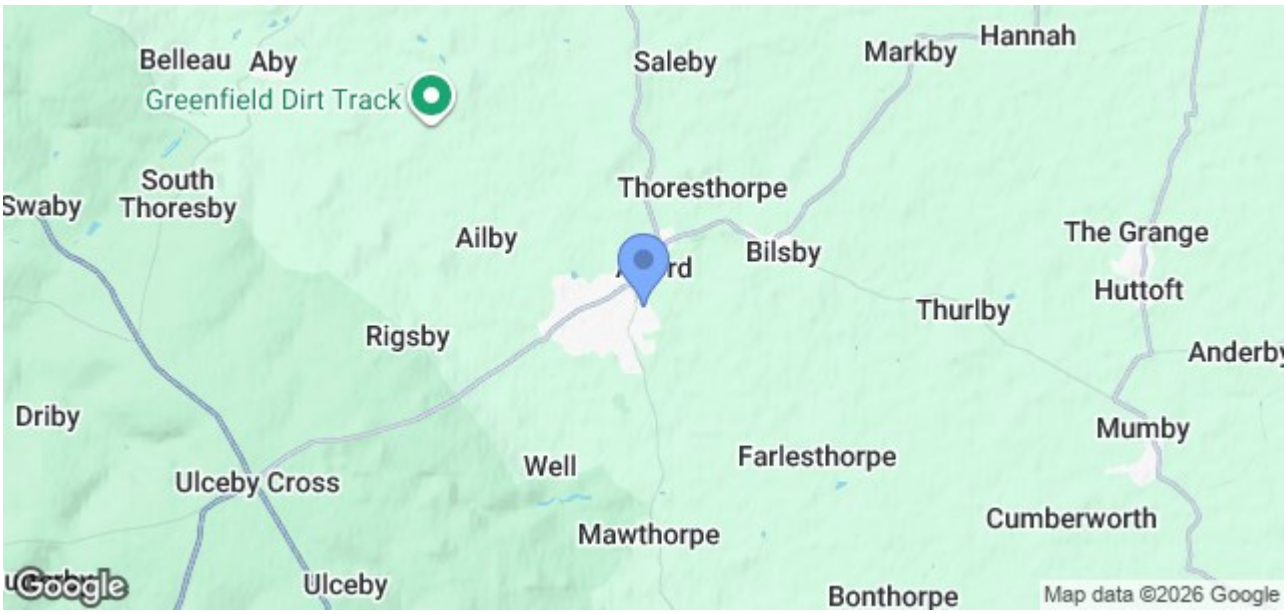
Directions

Exit the office to the right, take the first left into Caroline Street, continue along Caroline Street into Hanby Lane where the property can be found on the right hand side.