



10 Christopher Road

Alford

Ideal for first-time buyers, investors or those looking to downsize, this well-presented end terrace home is situated in the charming market town of Alford and is offered with the benefit of NO CHAIN. The accommodation comprises a rear entrance lobby, fitted kitchen, inner hall, lounge and bathroom to the ground floor, with two bedrooms to the first floor. Outside, the property enjoys a generous enclosed rear garden, ideal for relaxing or entertaining. Further benefits include gas central heating and double glazing.

Alford is a traditional Lincolnshire market town with a welcoming community and an excellent range of amenities, including independent shops, supermarkets, cafés, schools and a doctor's surgery. Surrounded by beautiful countryside on the edge of the Lincolnshire Wolds, it offers the perfect blend of town convenience and rural charm. The popular seaside resorts of Sutton-on-Sea and Mablethorpe are also just a short drive away, making it easy to enjoy sandy beaches, coastal walks and days by the sea.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed rear entrance door with side screens through to the:

REAR ENTRANCE LOBBY

Having radiator, tile effect flooring, wall mounted gas fired boiler providing for both domestic hot water & heating with cupboard under.

BATHROOM

6' 8" x 6' 2" (2.04m x 1.88m)

Having window to side elevation, heated towel rail, tiled walls, tile effect flooring, panelled bath with shower & anti-splash screen over, close coupled WC and pedestal hand basin.

KITCHEN

11' 9" x 8' 5" (3.59m x 2.56m)

Having window to rear elevation, vertical radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard & integrated automatic washing machine under. Work surface return with integrated dishwasher & cupboard under, cupboards over. Further work surface with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Work surface return with drawers & cupboard under, space for upright fridge/freezer.





INNER HALL

Having tile effect flooring and staircase rising to first floor.

LOUNGE

11' 11" x 10' 8" (3.62m x 3.26m)

Having window to front elevation, radiator, cupboard & shelving built into alcoves and feature fireplace with cast iron & tiled insert, marble hearth & wooden surround.



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FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 10' 11" (3.65m x 3.32m)

Having window to front elevation and radiator.

BEDROOM TWO

11' 11" x 8' 7" (3.62m x 2.62m)

Having window to rear elevation and radiator.



EXTERIOR

To the front of the property there is a small enclosed garden. A footpath leads to gated access to the:

REAR GARDEN

Being enclosed and having a paved courtyard & footpath, decked area with brick-built outbuilding and a slate chipped area with a lawned garden beyond. To the far rear there is a paved patio with a bark chipped area to the side with a garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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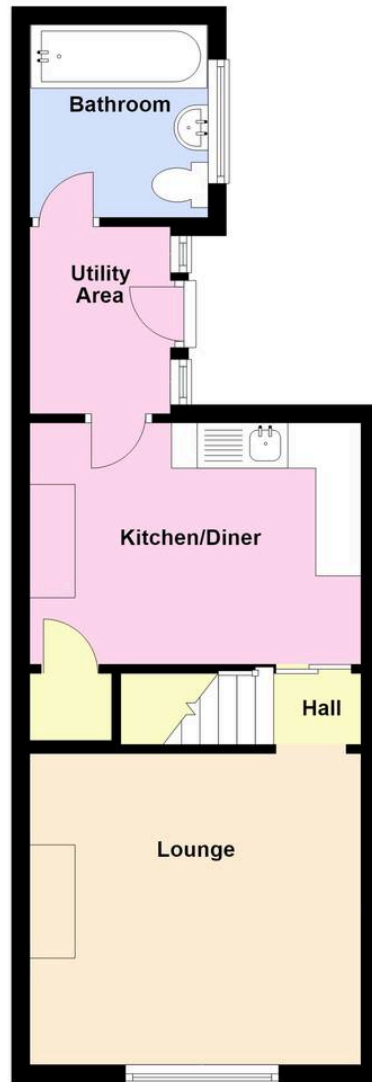


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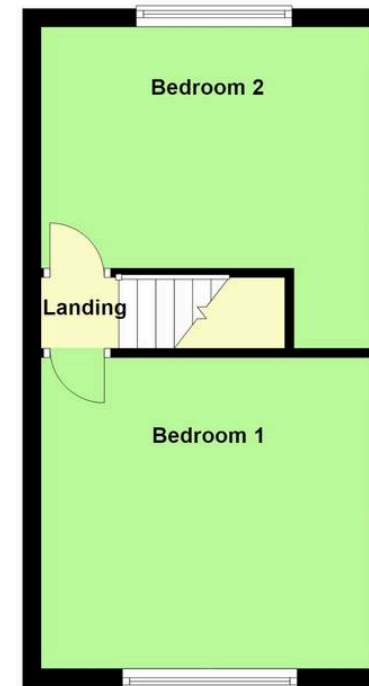
Ground Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 sq. feet)

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